

Preparation of Development Plan for Fourteen Upazilas (2013-2033) Package-2

Ishwarganj Upazila, Mymensingh;
Raipura Upazila and Shibpur
Upazila, Narsingdi



Government of the People's Republic of Bangladesh
Ministry of Housing and Public Works
Urban Development Directorate (UDD)

SCPL Sheltech Consultants (Pvt.) Ltd.



Arc Bangladesh Ltd.

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This is a great pleasure for all concerned that the **“Preparation of Development Plan for Fourteen Upazilas (Package -2)”** has been successfully completed jointly by Sheltech Consultants (Pvt.) Ltd. and Arc Bangladesh Ltd. under the supervision of Urban Development Directorate (UDD), Ministry of Housing and Public Works, Government of the People’s Republic of Bangladesh. This Development Plan for the period of 20 years (2013-2033) will serve as a guideline for the future Infrastructure Development together with land use control, effective development and management of the Upazila. This Development Plan comprises of Five-tier in a hierarchical order. These are Sub-Regional Plan for 20 years, Structure Plan for 20 years, Urban Area Plan for 10 years, Rural Area Plan for 10 years and selected Action Area Plan for 5 Years.

The Consultants have successfully completed the most essential tasks such as topographic survey, land use survey, land suitability analysis, physical feature survey, socio-economic survey, traffic and transport studies, formal and informal economic study, drainage and environmental study and series of consultation meetings with stake holders for the preparation of the Plan. After the completion of the Draft Plan formal public hearing has been made to register public complaints and awareness through participatory planning approach with the Upazila and related stake-holders. Moreover Engineering geological data has been interfaced with land use data to prepare risk sensitive land use plan. During implementation period if needed any change of the land use plan may be allowed with the approval of the appropriate authority.

Urban Development Directorate (UDD) acknowledge the full support and cooperation of Upazila Authority, Member of Parliament, Stake-holders and Member of Civil Societies and the Common People of Locality with the deepest gratitude.

Dr. K. Z. Hossain Taufique

Director

Urban Development Directorate (UDD)

Ministry of Housing and Public Works

Government of the People’s Republic of Bangladesh

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The project titled “Preparation of Development Plan for Fourteen Upazilas” funded by the Government of Bangladesh envisages preparation of development plan for Upazilas such as Shibpur and Raipura Upazila of Narsingdi District and Ishwarganj Upazila of Mymensingh District. This Plan along with report includes development strategies plan proposals, action plans and plan implementation strategies, in order to fulfill the requirements specified the Terms of Reference (TOR)

The aim of preparing this plan is to identify the infrastructural facilities needed for overall socio-economic and physical development of the people as well as the society. The Development Plan contains a Five-tier.

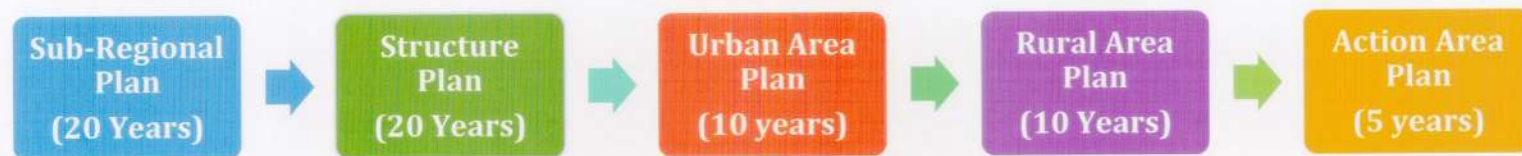


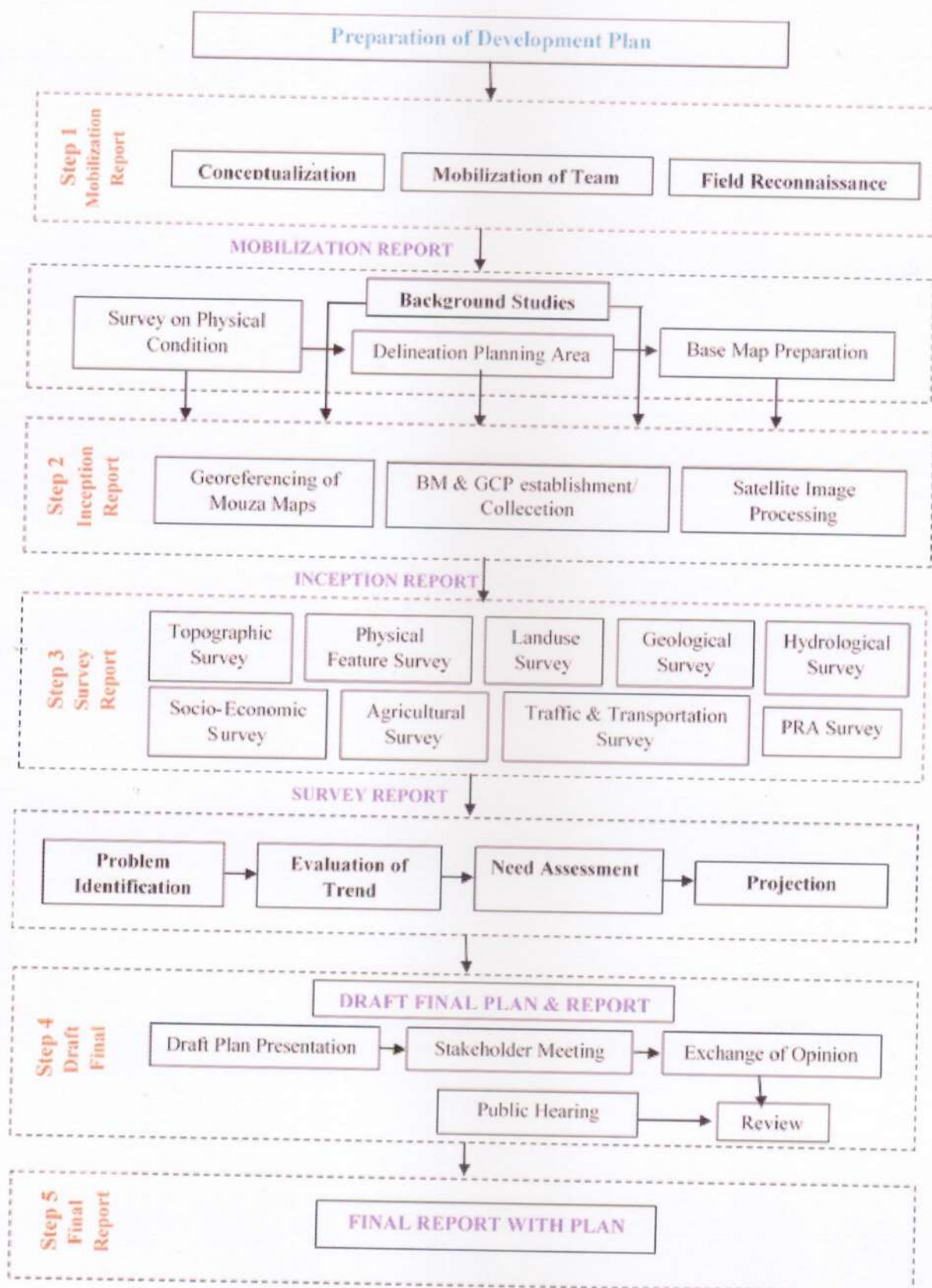
Figure: Development Plan Tier

Vision of the Plan Packages

The primary vision of the plan is the creation of a livable environment where people can live and enjoy within affordable means without sacrificing interests. However the overall vision of the Master Plan is to make the Upazila by revitalizing its growth and make it a poverty free, livable and economically vibrant Upazila. Bangladesh has going towards achieving the rank in the list developed countries and this plan will help to meet the SDGs in Upazila stage in order to make the development uniform all over the country to ensure sustainable growth.

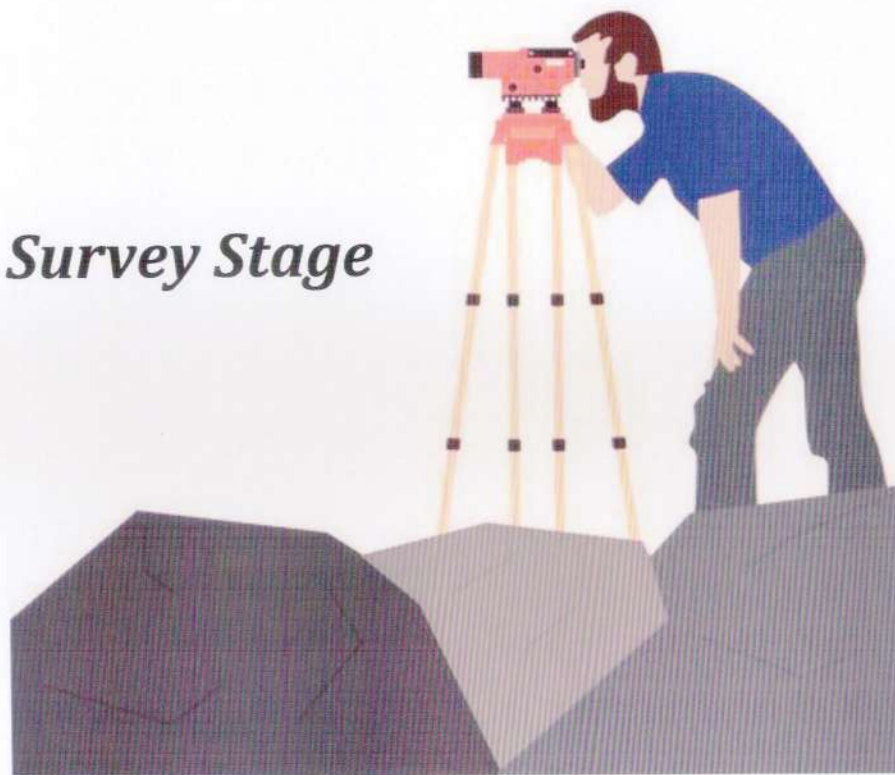
Objectives of the Plan

- To develop, improve and update provisions for better transport network, housing, social and community for needs the poor and the disadvantaged groups for a better quality of life.
- To prepare a multi-sector short and long term investment plan through participatory process for better living standards by identifying area based priority
- To provide controlled provisions for private sector development, clarity and security with regard to future development
- To provide guide-line for development considering the opportunity and constraints of future development of Upazila town.



- Policy 1 : Promote the idea of transforming Shibpur as a Satellite city
- Policy 2 : Increase Mobility within the Upazila through Development of Road Network
- Policy 3 : Developing Growth Center/Markets as transfer points for agricultural goods
- Policy 4 : Employment Generation through Development of Potential Sectors.
- Policy 5 : Give Emphasize on Agricultural Production and expanding the agro-market
- Policy 6 : Give emphasize on expanding source of income (Agricultural land not enough to generate sufficient income)
- Policy 7 : Identify, promote and protect historical and culturally sensitive places as tourism side.
- Policy 8 : Develop human resource training under Ministry of Youth Development in collaboration with child and Women Affairs Ministry
- Policy 9 : Developed basic utility service facilities within all over the Upazila.
- Policy 10 : Strengthening and expansion of existing major institutions and educational facilities and educational facilities.

Survey Stage



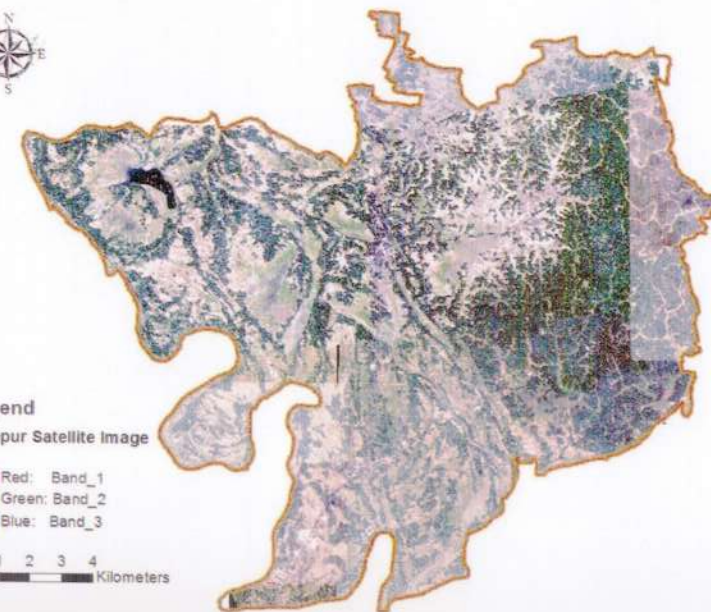
**Raipura
Upazila**



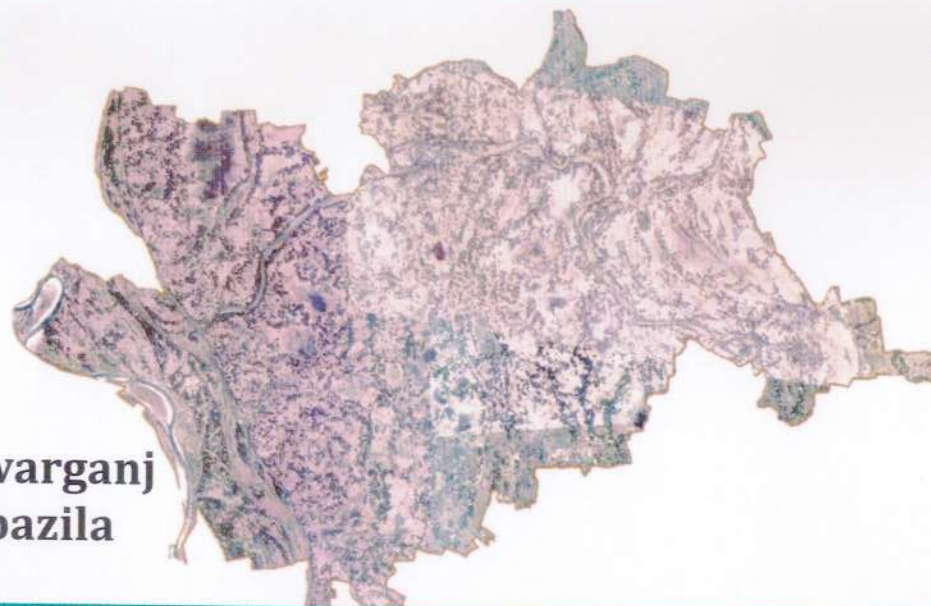
Legend
Shibpur Satellite Image

Red: Band_1
Green: Band_2
Blue: Band_3

0 0.5 1 2 3 4
Kilometers



Shibpur Upazila



**Ishwarganj
Upazila**

Image Sensor: Airbus

Type : Basic stereo (3D)

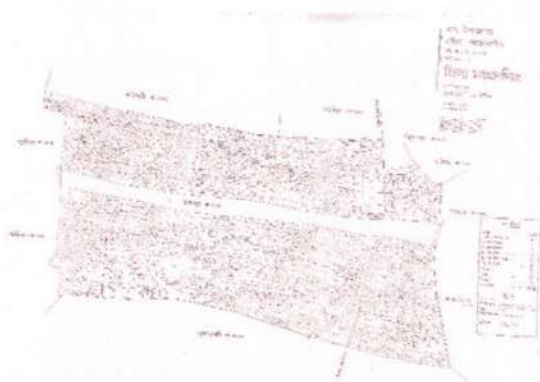
Resolution : 1.0m Panchromatic, 4.0 meter
Multispectral

Source : 10th February 2015

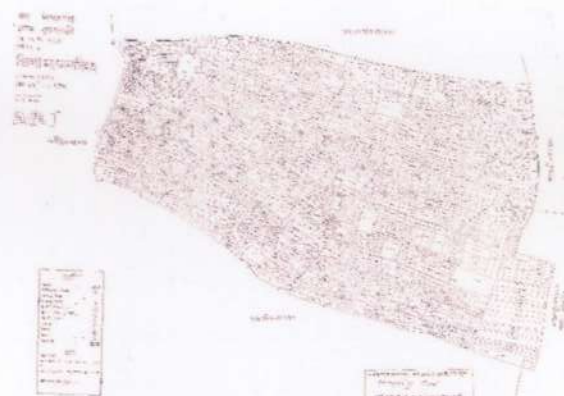
Total Area : 117.71 Sq. km.

Bit Rate : 16 Bit

Company : Airbus Defence and Space.

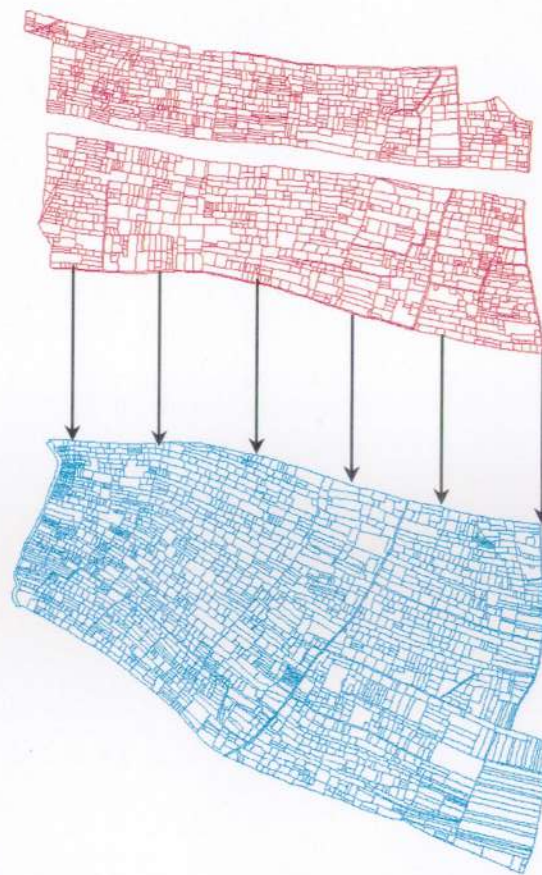


Kahetgaon 263 000 Mouza
(Ishwarganj)



Kumaruly 265 000 Mouza
(Ishwarganj)

RS Mouza

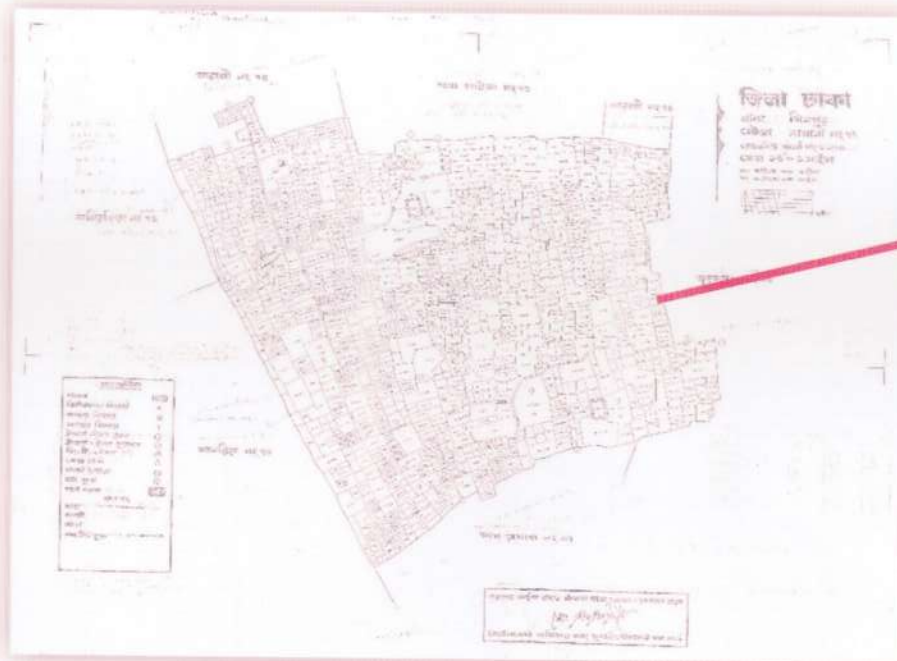


Digitized RS Mouza

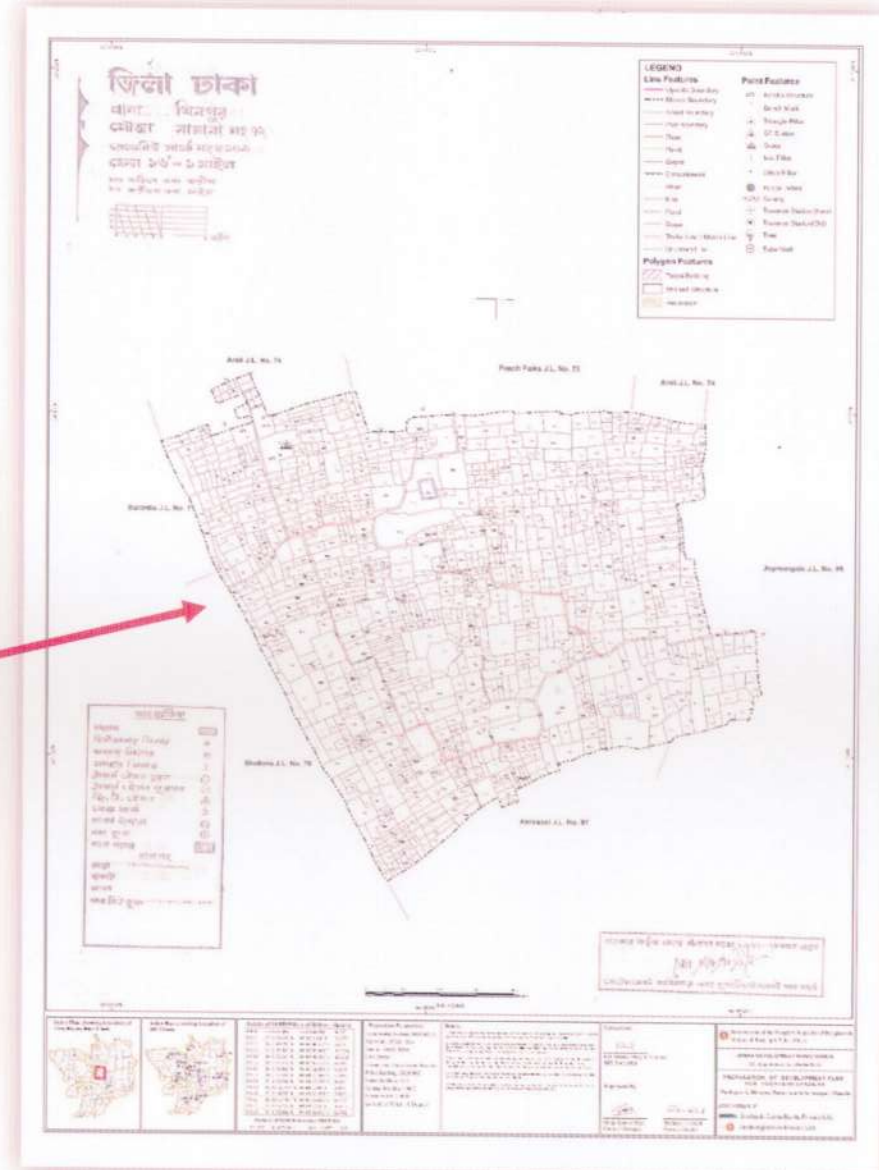


Edge-Matching of Mouza

Reproduction Mauza Map has been prepared from original Mauza Map (Original Mauza scale which is 1 inch = 330 feet 1:3960). Mauza Sheet Check on Light Table by UDD Team.



Scan Mauza Map



Reproduction Mauza Map

Sample Plot wise Land Schedule (Shibpur Upazila)

District	Upazila	Union	Mouza_JL_Sheet	RS Plot No	Plot Type	Existing Landuse	Cropping Pattern	Ecological Category	Geological Suitability	Land Suitability	Landuse Plan	Area (Acre)
Narsingdi	Shibpur	Chak Radha	Shibpur 027 000	258	Plot	Administrative		Flood Free Zone	Moderate	Suitable	Administrative	0.000
Narsingdi	Shibpur	Chak Radha	Shibpur 027 000	261	Plot	Administrative		Flood Free Zone	Moderate	Suitable	Administrative	0.001
Narsingdi	Shibpur	Chak Radha	Shibpur 027 000	274	Plot	Administrative		Flood Free Zone	Poor	Suitable	Administrative	0.000
Narsingdi	Shibpur	Chak Radha	Shibpur 027 000	275	Plot	Administrative		Flood Free Zone	Poor	Suitable	Administrative	0.000
Narsingdi	Shibpur	Chak Radha	Shibpur 027 000	287	Plot	Administrative		Flood Free Zone	Moderate	Suitable	Circulation Network	0.000
Narsingdi	Shibpur	Masimpur	Sandandi 026 000	231	Plot	Administrative		Flood Free Zone	Moderate	Suitable	Circulation Network	0.000
Narsingdi	Shibpur	Ayubpur	Adgatia 062 000	1	Plot	Agricultural Area	Tripple Crop	Main Flood Flow Zone	Moderate	Lowest Suitable	Agricultural Area	0.254
Narsingdi	Shibpur	Ayubpur	Adgatia 062 000	2	Plot	Agricultural Area	Tripple Crop	Main Flood Flow Zone	Moderate	Lowest Suitable	Agricultural Area	0.241
Narsingdi	Shibpur	Ayubpur	Adgatia 062 000	5	Plot	Agricultural Area	Tripple Crop	Main Flood Flow Zone	Moderate	Lowest Suitable	Agricultural Area	0.231
Narsingdi	Shibpur	Ayubpur	Adgatia 062 000	10	Plot	Agricultural Area	Tripple Crop	Main Flood Flow Zone	Moderate	Lowest Suitable	Agricultural Area	0.015
Narsingdi	Shibpur	Ayubpur	Adgatia 062 000	11	Plot	Agricultural Area	Tripple Crop	Main Flood Flow Zone	Moderate	Lowest Suitable	Agricultural Area	0.018
Narsingdi	Shibpur	Ayubpur	Adgatia 062 000	12	Plot	Agricultural Area	Tripple Crop	Main Flood Flow Zone	Moderate	Lowest Suitable	Agricultural Area	0.016
Narsingdi	Shibpur	Ayubpur	Adgatia 062 000	13	Plot	Agricultural Area	Tripple Crop	Main Flood Flow Zone	Moderate	Lowest Suitable	Agricultural Area	0.095
Narsingdi	Shibpur	Ayubpur	Adgatia 062 000	14	Plot	Agricultural Area	Tripple Crop	Main Flood Flow Zone	Moderate	Lowest Suitable	Agricultural Area	0.240
Narsingdi	Shibpur	Ayubpur	Adgatia 062 000	15	Plot	Agricultural Area	Tripple Crop	Main Flood Flow Zone	Moderate	Lowest Suitable	Agricultural Area	0.204
Narsingdi	Shibpur	Ayubpur	Adgatia 062 000	15	Plot	Agricultural Area	Tripple Crop	Main Flood Flow Zone	Moderate	Lowest Suitable	Circulation Network	0.001
Narsingdi	Shibpur	Ayubpur	Adgatia 062 000	18	Plot	Agricultural Area	Tripple Crop	Main Flood Flow Zone	Moderate	Lowest Suitable	Agricultural Area	0.134

Shibpur Upazila



Name of Union	Area	Population	
	Sq.km.	2011	2033
Paurashava	8.72	20272	34905
Ayubpur Union	16.40	30243	37055
Baghaba Union	23.30	29023	35560
Chak Radha Union	19.09	24663	30218
Dulalpur Union	25.86	33220	40703
Josar Union	22.32	30427	37280
Joyanagar Union	37.15	30540	37419
Masimpur Union	17.81	28143	34482
Putia Union	22.47	54503	66779
Sadhar Char Union	15.68	22779	27910
Total	208.78	283541	347406

Ishwarganj Upazila

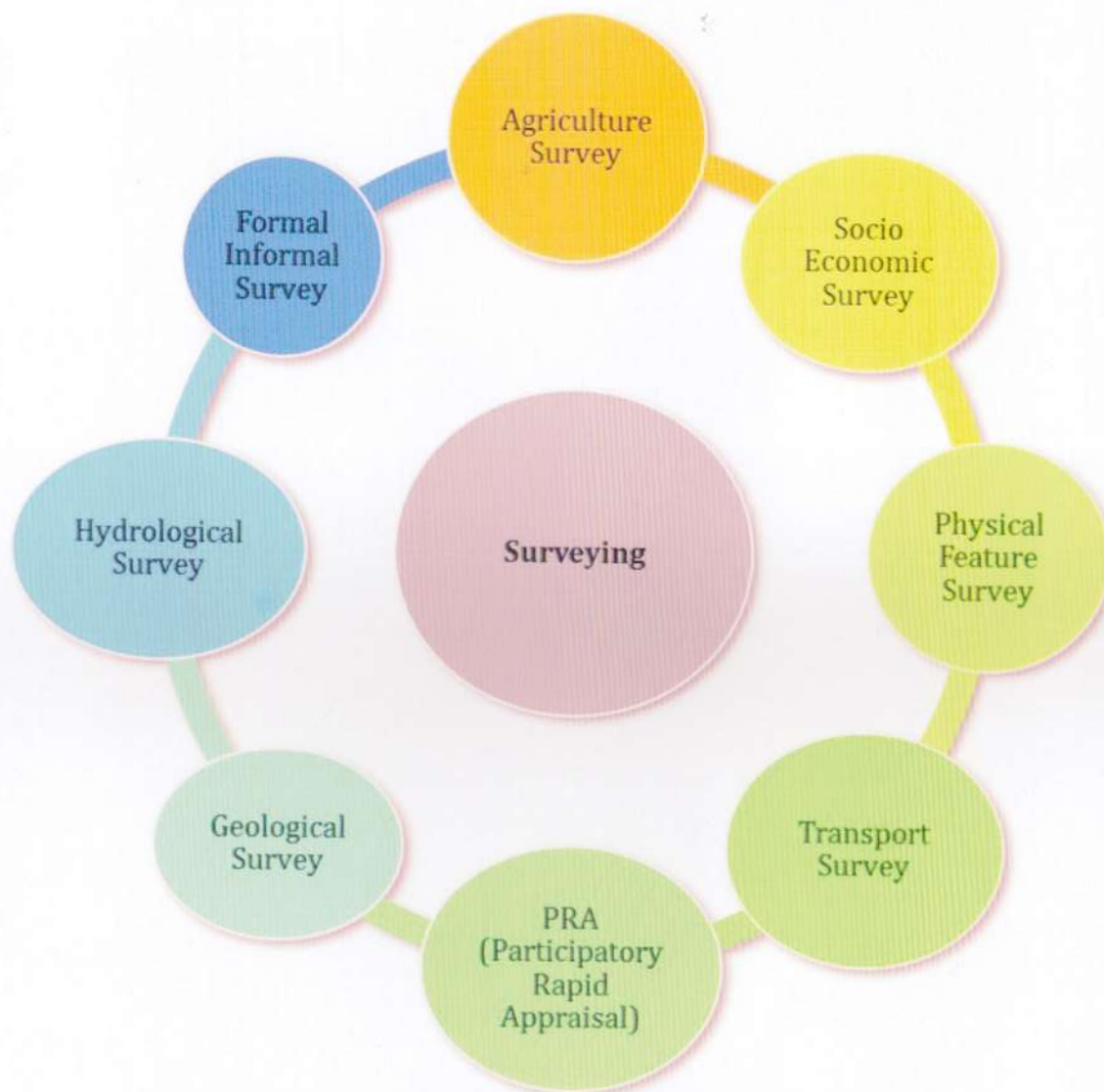


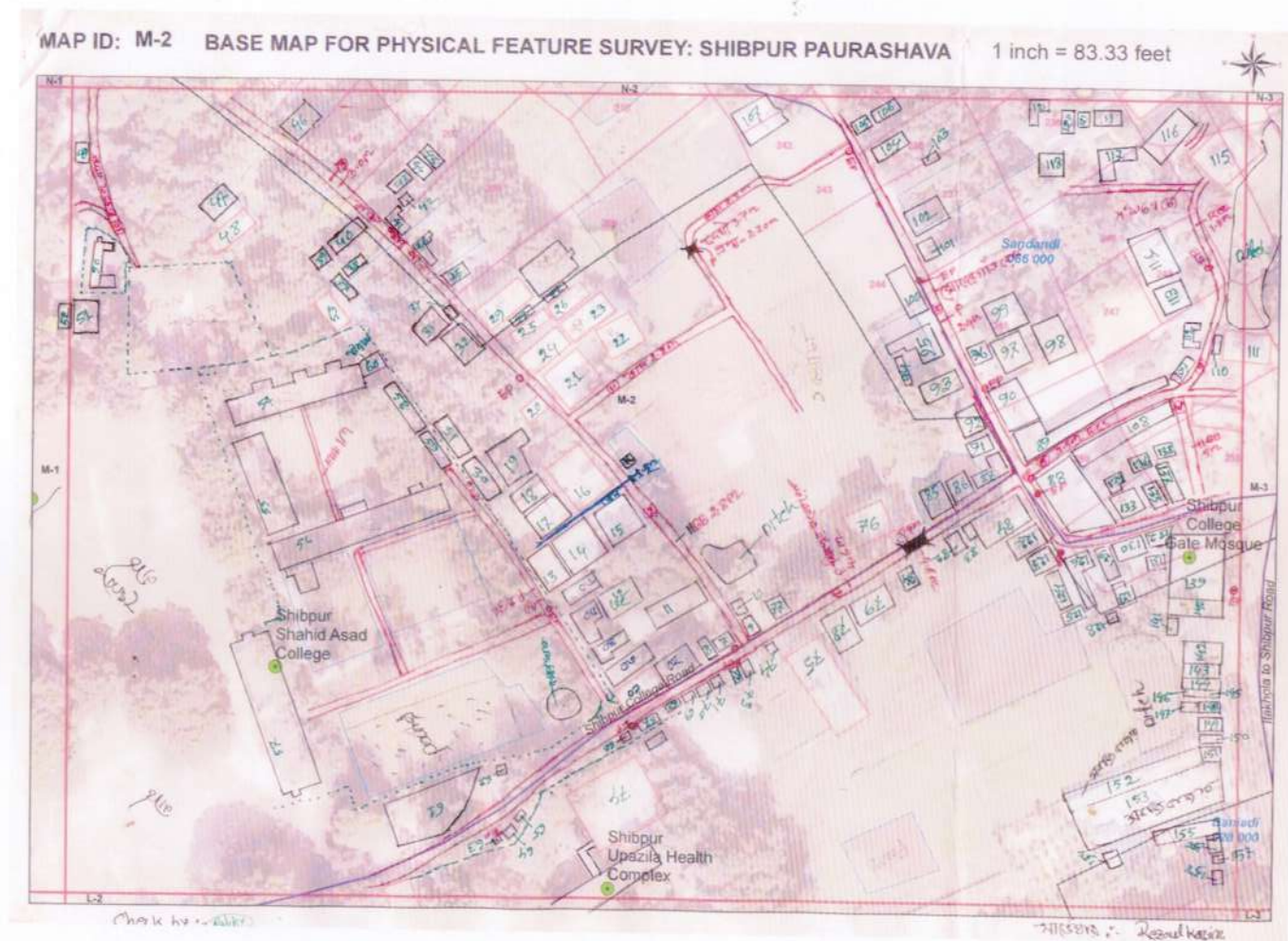
Raipura Upazila



Name of Union	Area	Population	
	Sq.km.	2011	2035
Paurashava	12.76	30710	38837
Atharobari	21.79	28631	46693
Borohit	24.65	36739	37131
Ishwarganj	14.68	29350	26614
Jatia	23.00	21223	39932
Maijbhag	28.97	31515	49522
Mogtola	23.99	38925	45386
Rajibpur	31.79	35729	46717
Sarisa	21.47	36758	35778
Sohagi	21.28	28305	35193
Tarundia	32.55	27853	38761
Uchakhila	24.91	30610	38891
Total	281.83	376348	481486

Name of Union	Area	Population	
	Sq.km.	2011	2033
Paurashava	8.46	34904	62508
Adiabab	11.08	38603	54117
Alipura	8.95	20359	27540
Amirganj	15.87	16734	22259
Banshgari	14.92	17205	22945
Chanderkandi	8.74	15556	20543
Chandpur	19.84	24201	33137
Char Aralia	8.90	14045	18342
Char Madhua	9.54	9909	12316
Char Subuddi	7.78	21438	29112
Daukar Char	4.82	10555	13257
Hairmara	6.37	15805	20906
Maheshpur	10.64	26217	36074
Marjal	13.04	23905	32706
Mirzanagar	9.71	21658	29432
Mirzapur	13.02	24306	33290
Mirzar Char	5.46	8840	10759
Musapur	9.52	29121	40304
Nilakhya	17.28	23976	32809
Palashtali	15.73	32315	44957
Paratali	20.6	27704	38240
Radhanagar	9.75	17230	22981
Raipura	7.71	11424	14523
Sreenagar	25.21	27503	37947
Uttar Bakharnagar	8.56	22283	30343
Total	291.50	535796	741352



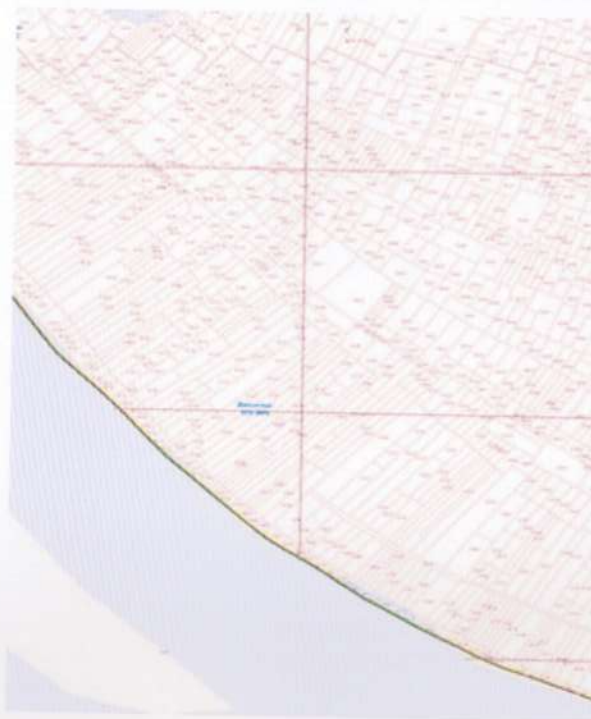


Sample Scanned Base Map for Physical Features and Land use Survey

Physical Feature
(Putia)

Structure Type		Roads Type	
Types of Structure	Nos.	Types of Roads	Length (Km)
Pucca	4791	Pucca	351.48
Semi-Pucca	21585	Semi-Pucca	67.38
Katcha	59896	Katcha	502.44
Total	86272	Total	921.30

Shibpur Upazila

Physical Feature
(Hairmara)

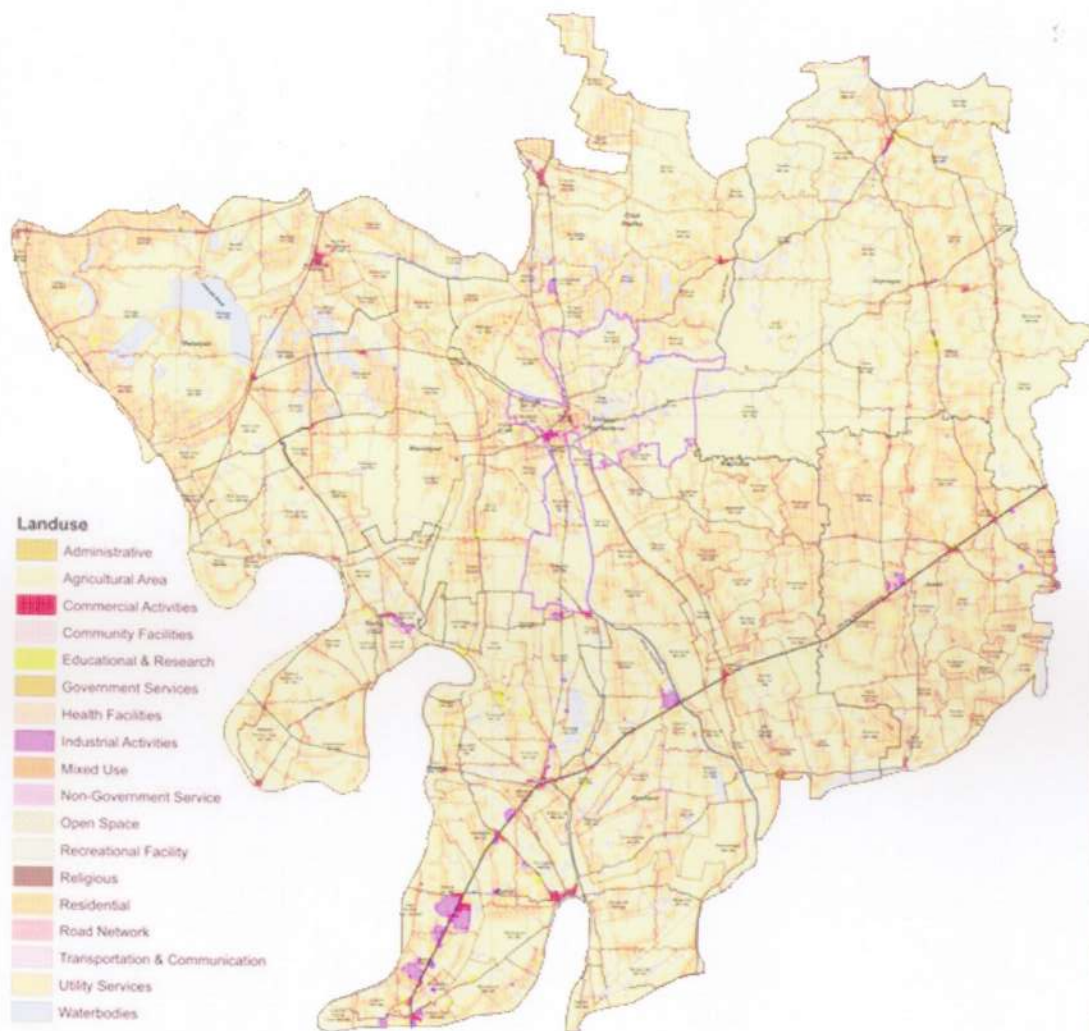
Structure Type		Roads Type	
Types of Structure	Nos.	Types of Roads	Length (Km)
Pucca	7264	Pucca	306.84
Semi-Pucca	11442	Semi-Pucca	106.94
Katcha	78009	Katcha	421.48
Total	96715	Total	835.26

Raipura Upazila

Physical Feature
(Maijbagh)

Structure Type		Roads Type	
Types of Structure	Nos.	Types of Roads	Length (Km)
Pucca	1589	Pucca	837.28
Semi-Pucca	19177	Semi-Pucca	3.63
Katcha	67897	Katcha	502.44
Total	88663	Total	1135.43

Ishwarganj Upazila



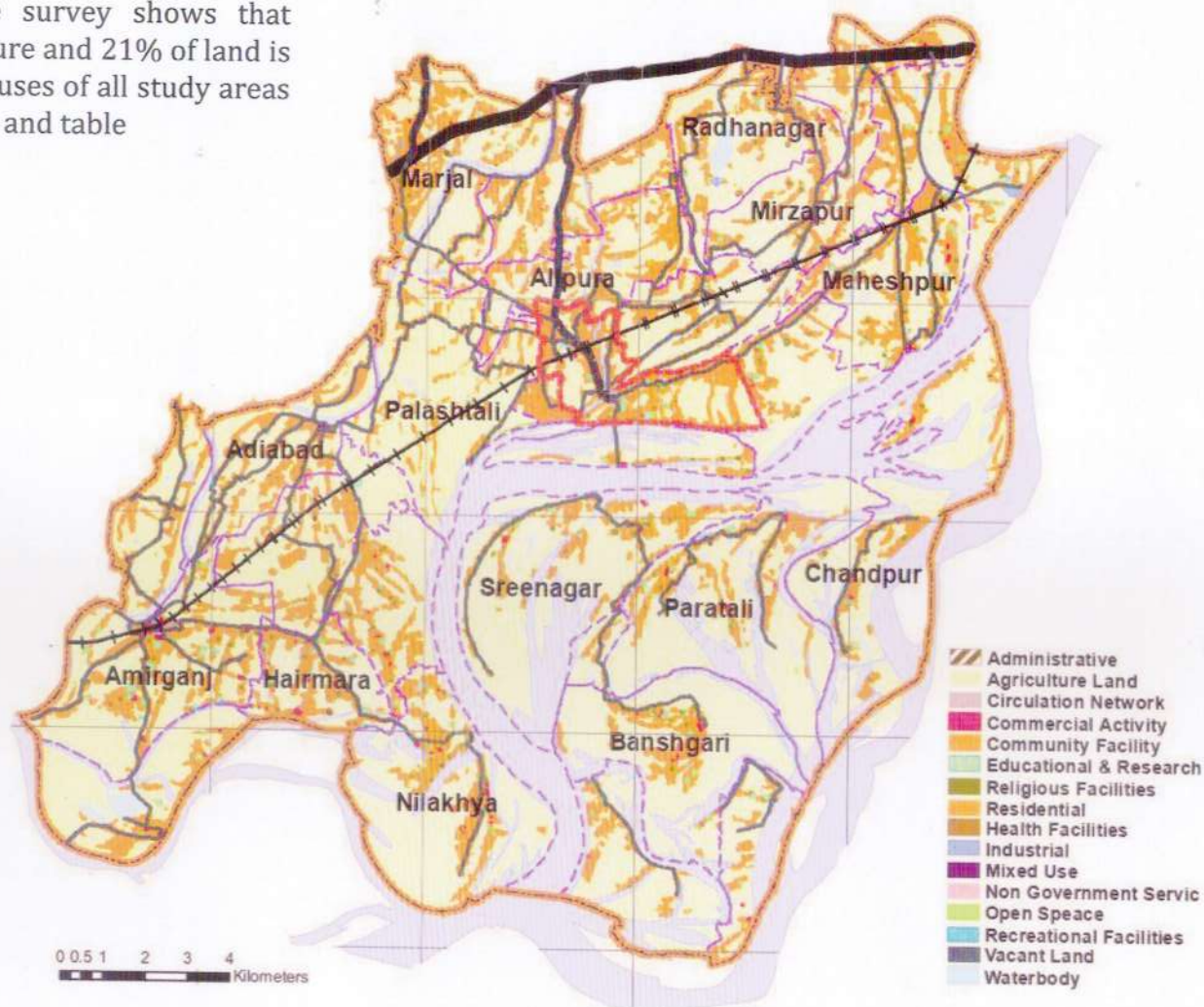
The information depicted from the survey shows that there is dominance of agriculture landuse which cover about 58 % of the total followed by residential land use. Following table and map shows the existing landuse of the study areas.

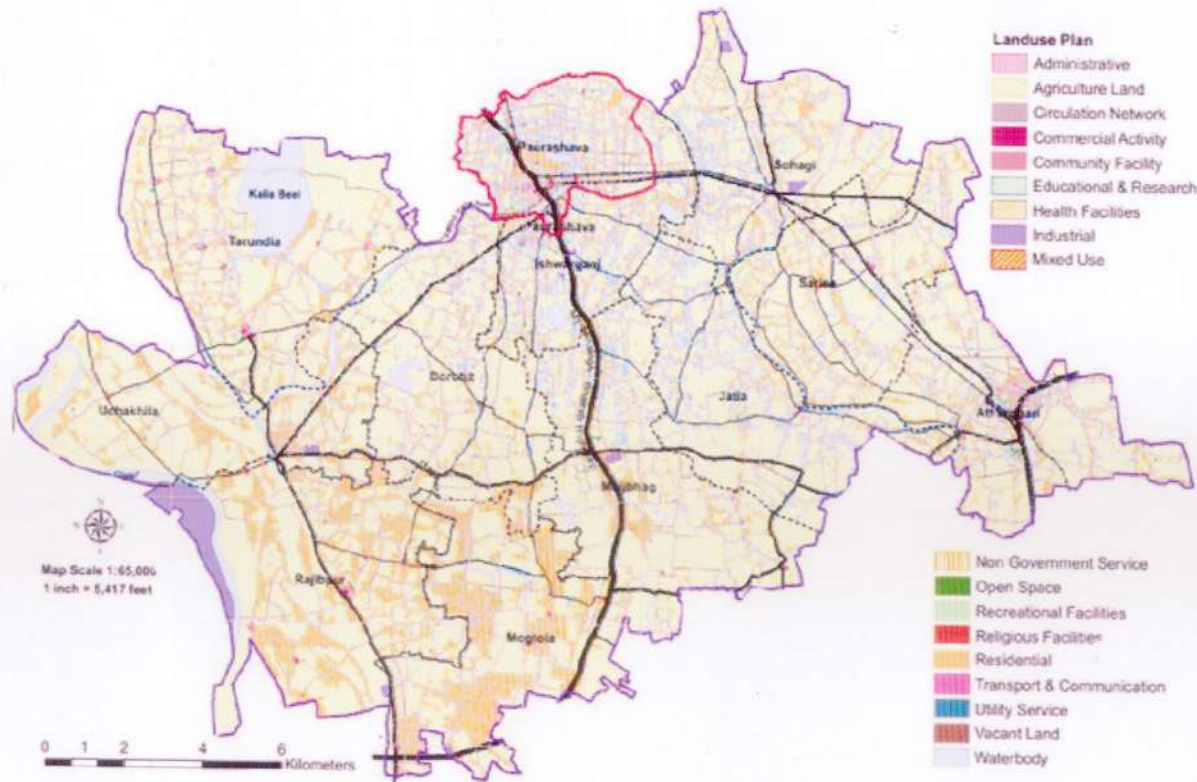
Landuse Type

Landuse Categories	Area (Acres)	%
Administrative	24.33	0.05
Agriculture	29890.98	57.94
Circulation Network	658.57	1.28
Commercial	266.16	0.52
Community Facilities	16.50	0.03
Educational & Research	167.53	0.32
Health Facilities	14.90	0.03
Industrial	220.11	0.43
Mixed Use	118.55	0.23
Orchard	2640.12	5.12
Open Space	5.81	0.01
Recreational Facility	1.69	0.00
Religious	66.29	0.13
Residential	15065.40	29.20
Transportation & Communication	1.11	0.00
Utility Services	1.90	0.00
Waterbodies	2430.59	4.71
Total	51590.54	100

The information depicted from the survey shows that 64.09% of the land is used for agriculture and 21% of land is used for residential. The existing land uses of all study areas have been presented on following map and table

Landuse Type	
Landuse	Area (Acre)
Agricultural	45898.92
Circulation Network	730.24
Commercial Facility	242.55
Community Facility	0.92
Education & Research	180.68
Administrative	16.01
Health Facilities	10.93
Industrial	53.73
Utility Service	7.98
Mixed use	103.77
Non Government Services	1.65
Open Space	63.19
Recreational Facility	0.54
Religious	91.44
Residential	15396.60
Transportation & Communication	2.23
Waterbody	14170.71
Total	76972.08





The information depicted from the survey shows that there is dominance of agriculture landuse which cover about 71 % of the total followed by residential land use. Following table and map shows the existing landuse of the study areas.

Landuse Type

Landuse Categories	Area (acres)	%
Administrative	45.78	0.07
Agriculture	49512.38	71.09
Circulation Network	741.18	1.06
Commercial	254.66	0.37
Community Facilities	5.21	0.01
Educational & Research	130.69	0.19
Health Facilities	7.34	0.01
Industrial	23.25	0.03
Mixed Use	44.07	0.06
Open Space	25.11	0.04
Recreational Facilities	3.44	0.00
Religious	62.70	0.09
Residential	14915.86	21.42
Transport & Communication	1.74	0.00
Utility Services	0.00	0.00
Waterbody	3869.51	5.56
Total	69642.90	100.0

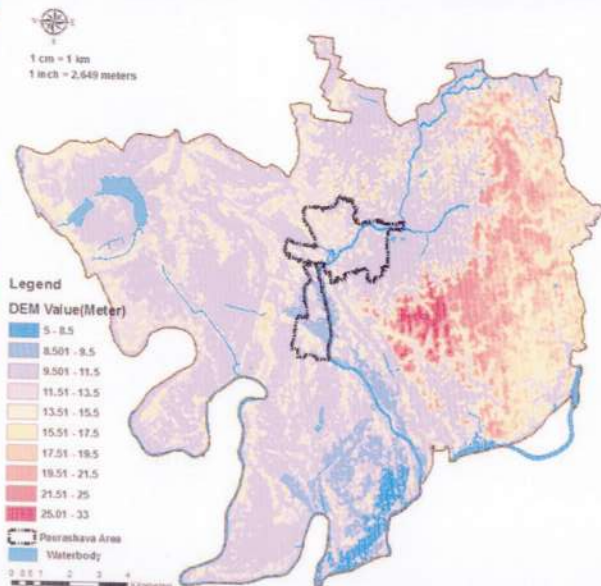
Shibpur Upazila



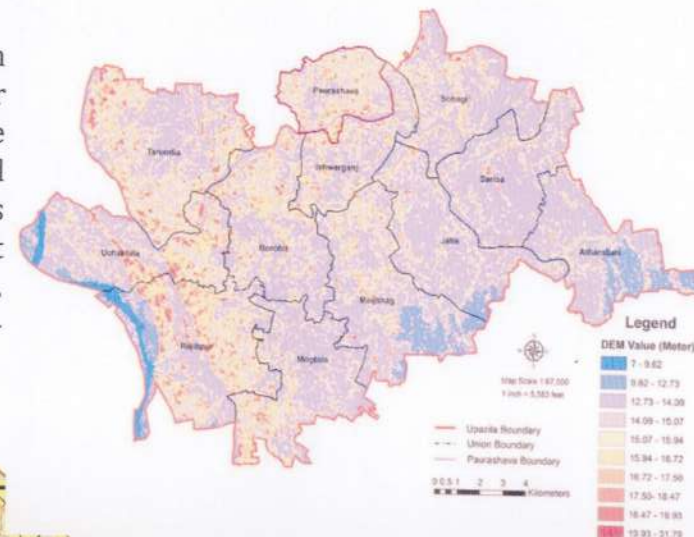
Raipura Upazila



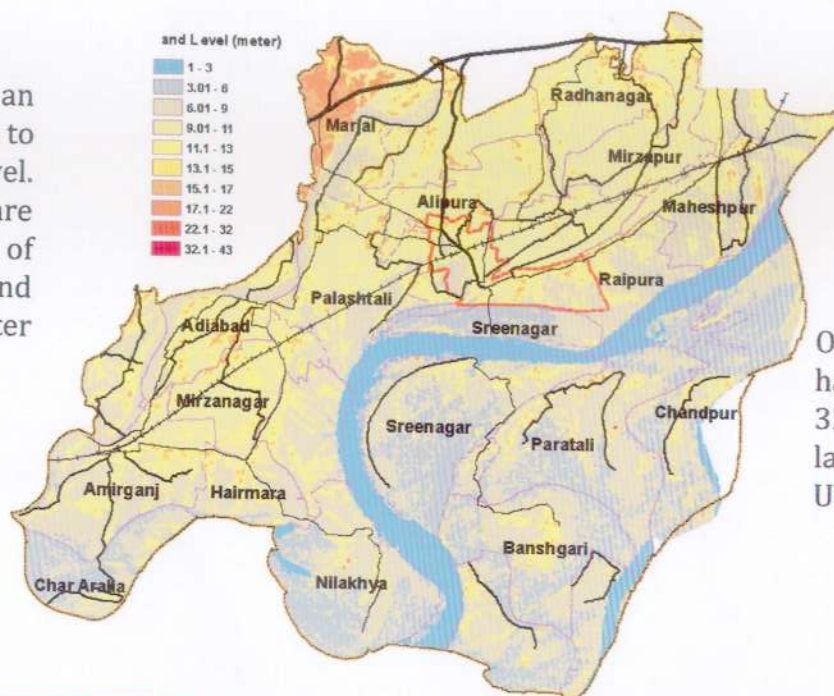
Ishwarganj Upazila



Raipura Upazila has an elevation ranging from 1 meter to 43 meter from Mean Sea Level. More variations in height has been found in Raipura than Shibpur. Marjal is the highest area of Raipura. Lowest land has been found in the Char area. Most of the land are between 7.91 - 10.88 meter.

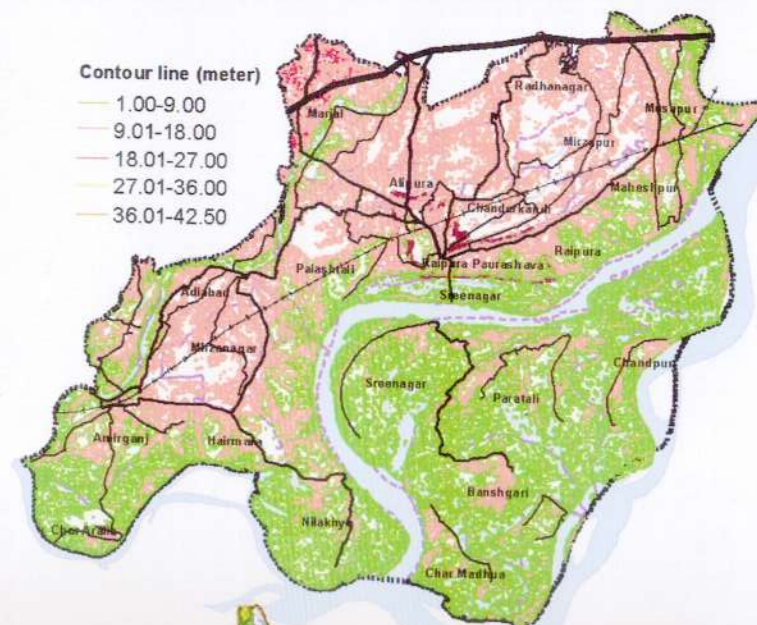
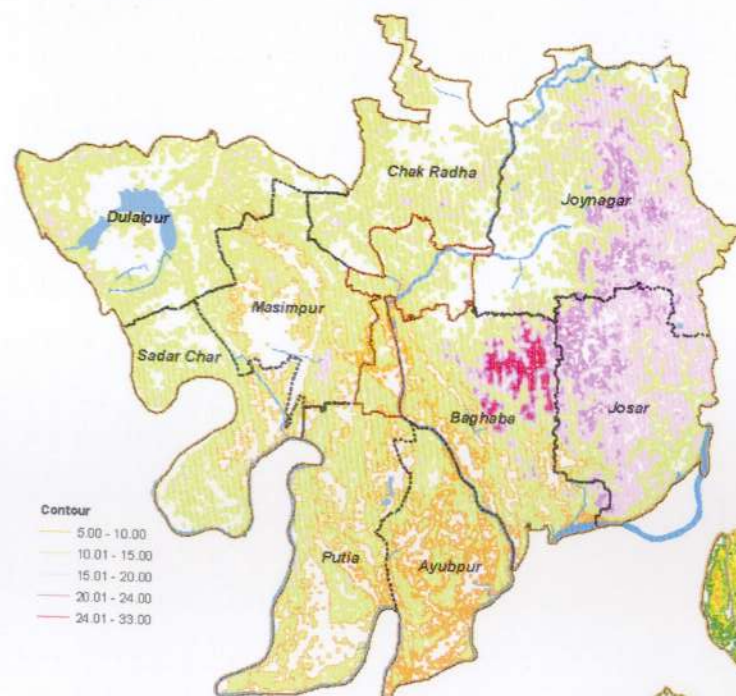


The whole Shibpur Upazila has an elevation ranging from 5 meter to 33 meter from Mean Sea Level. Baghaba, Josar, Joynagar are highest area of Shibpur. Rest of the area found to be lower and averages with 9-11 meter elevation.

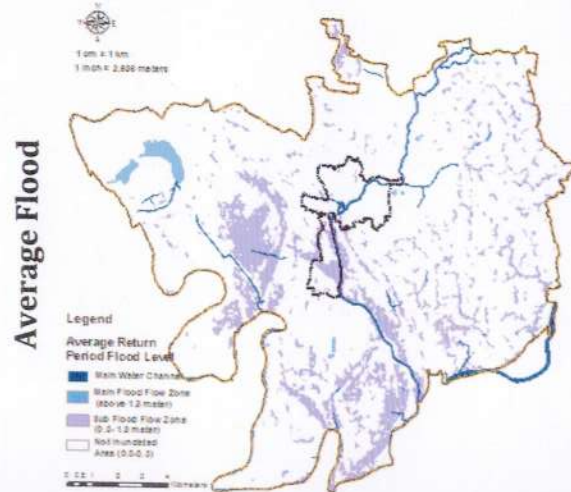


On the other hand, Ishwarganj Upazila has an elevation ranging from 7 meter to 32 meter from Mean Sea Level. Highest land found in Rajibpur, Mogtola, Uchakhila Union.

Based on the DEM data contour map has been produced. This Contour Map has specific class and interval according to the Upazila and their geological conditions.



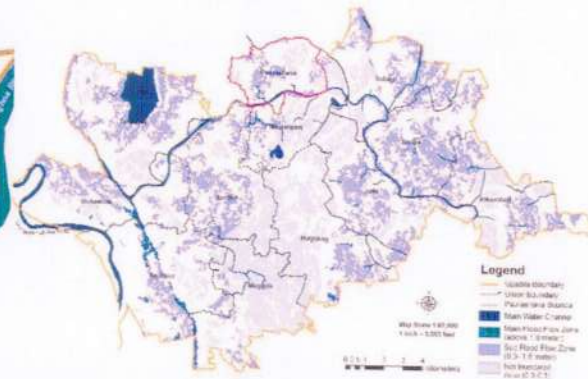
Shibpur Upazila



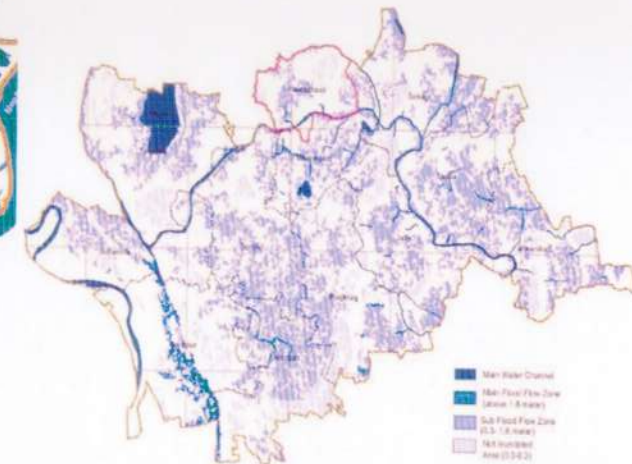
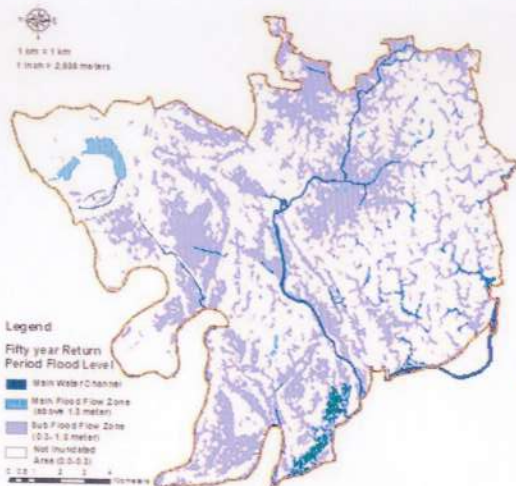
Raipura Upazila



Ishwarganj Upazila



50 Years Flood



Shibpur Upazila



Ishwarganj Upazila



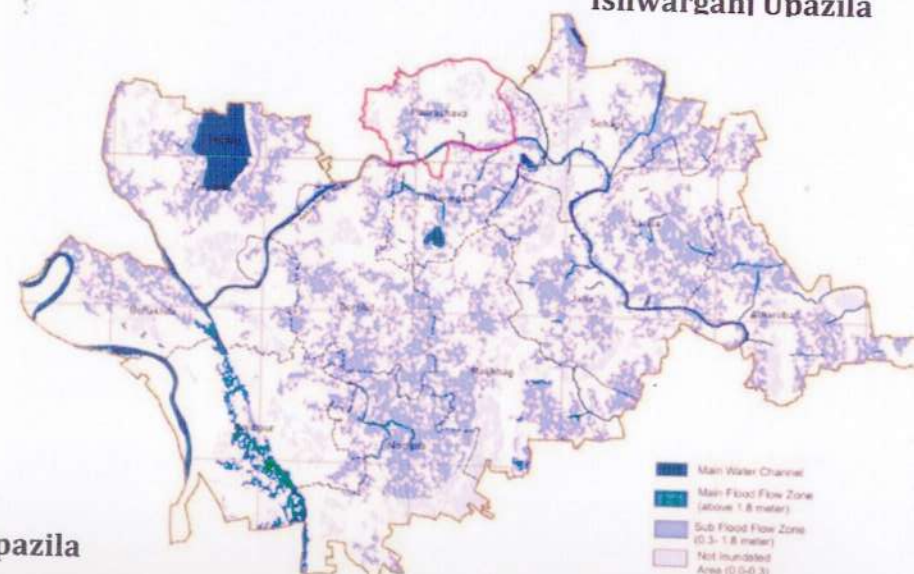
Raipura Upazila



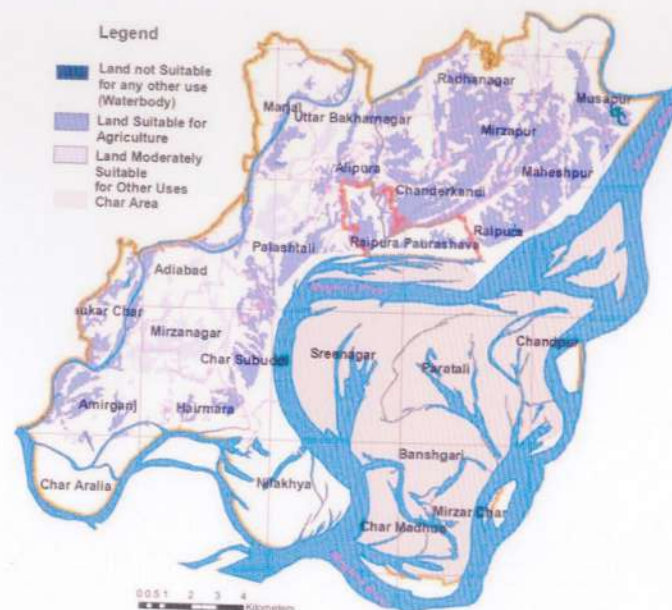
Shibpur Upazila



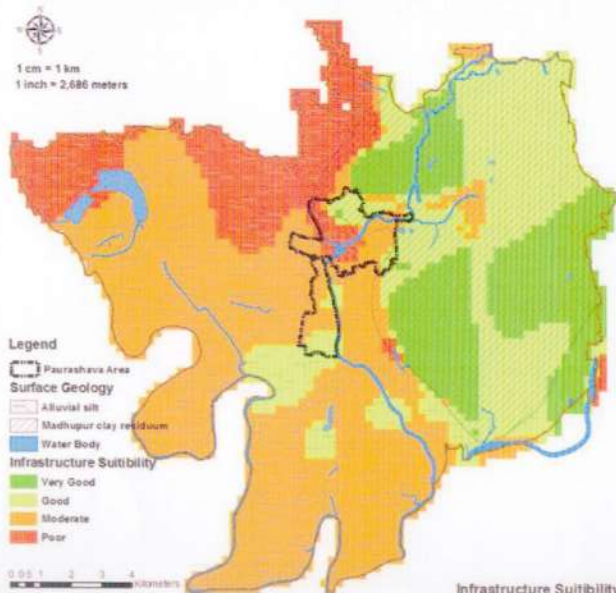
Ishwarganj Upazila



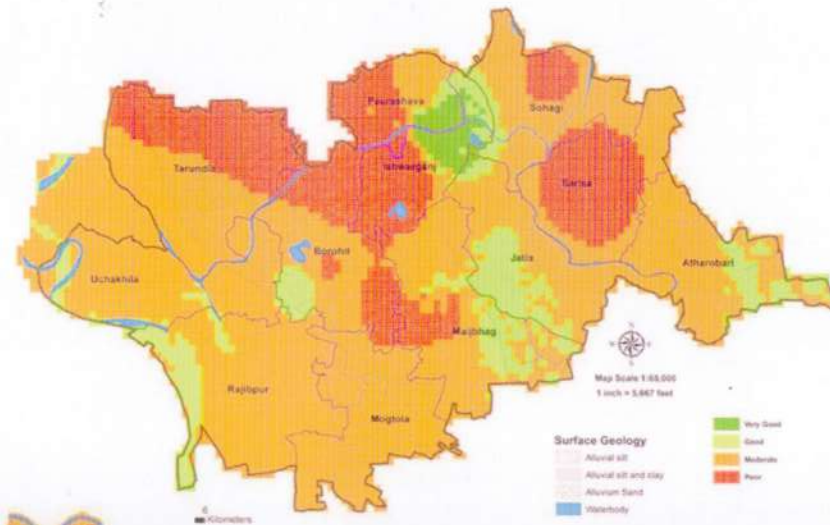
Raipura Upazila



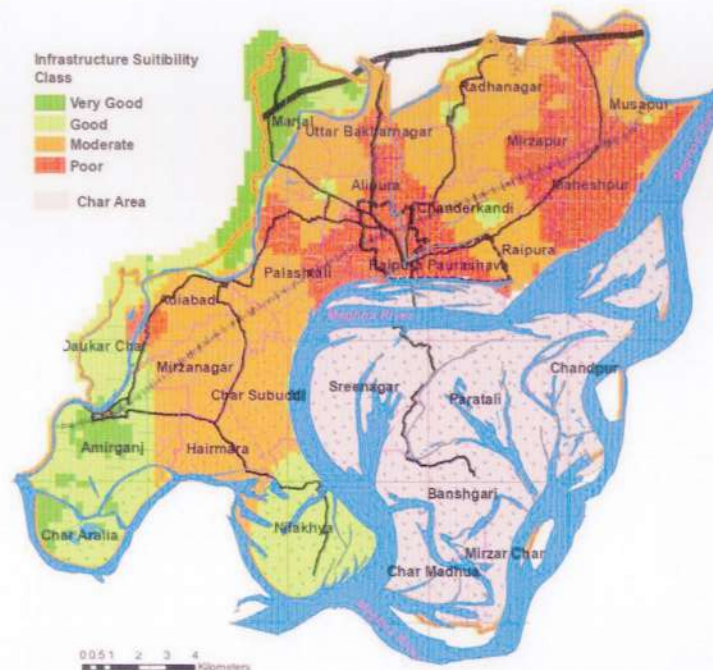
Shibpur Upazila



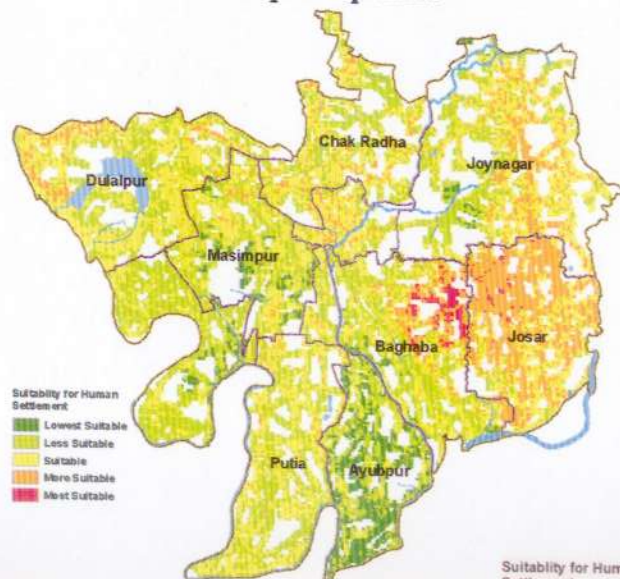
Ishwarganj Upazila



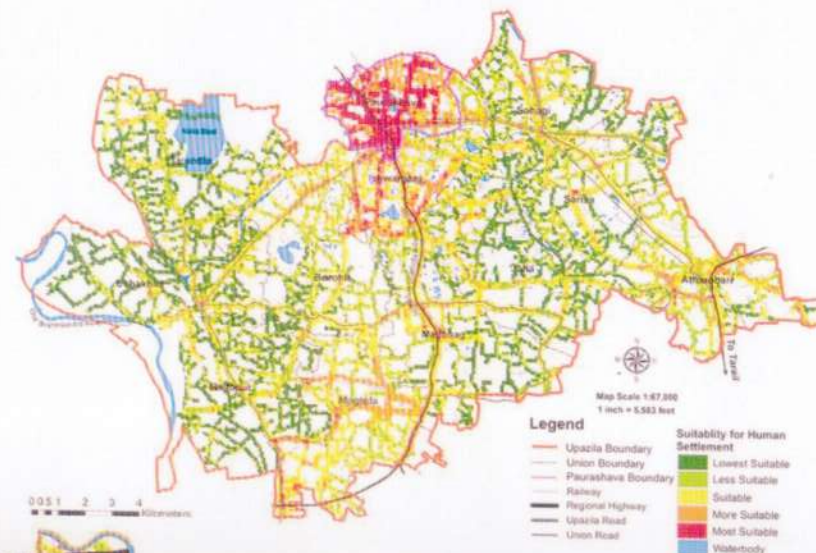
Raipura Upazila



Shibpur Upazila



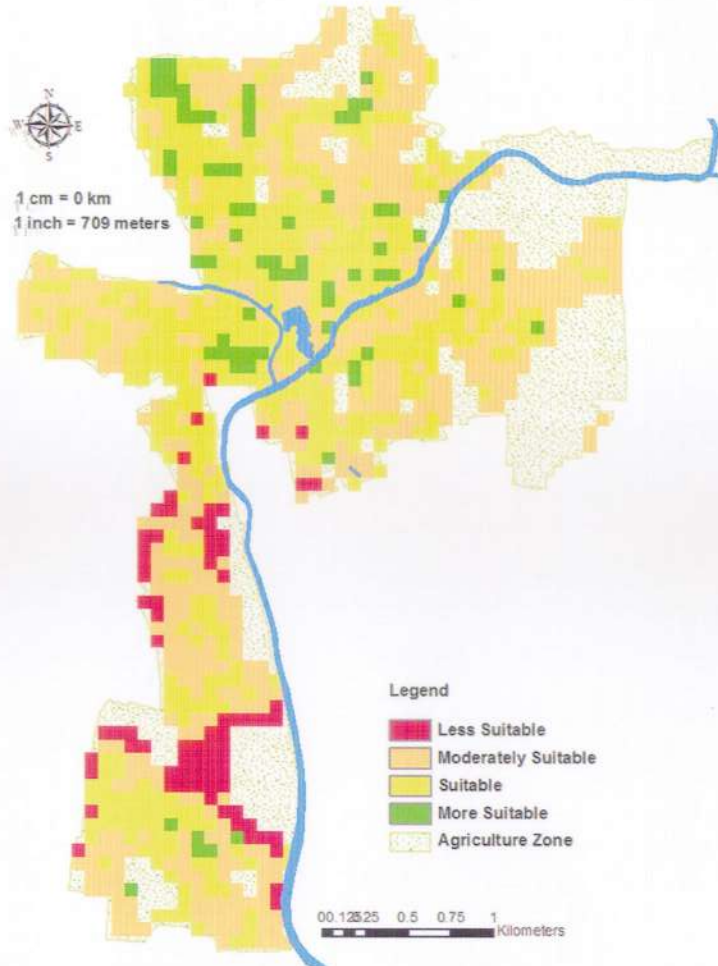
Ishwarganj Upazila



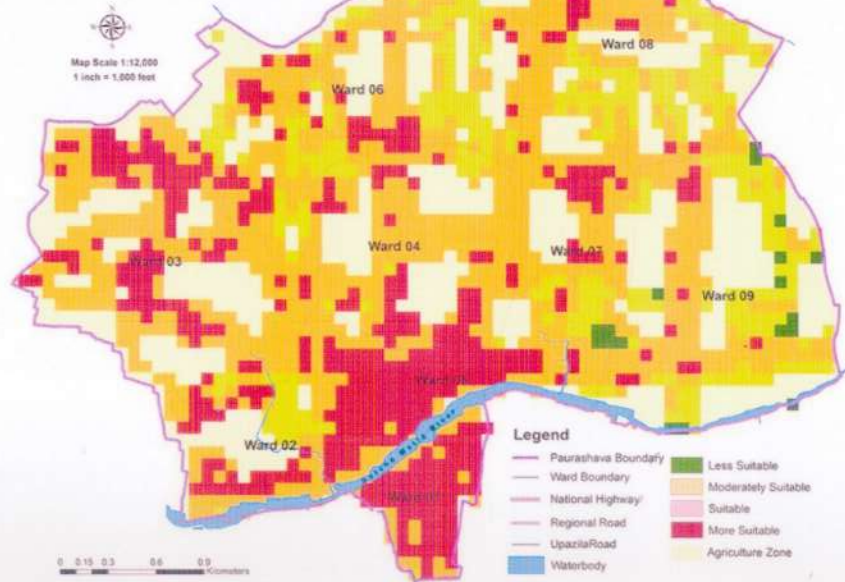
Raipura Upazila



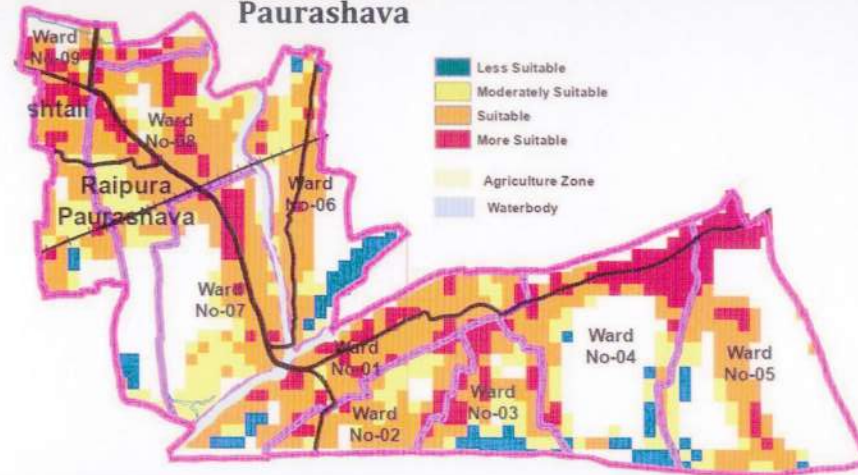
Shibpur Paurashava



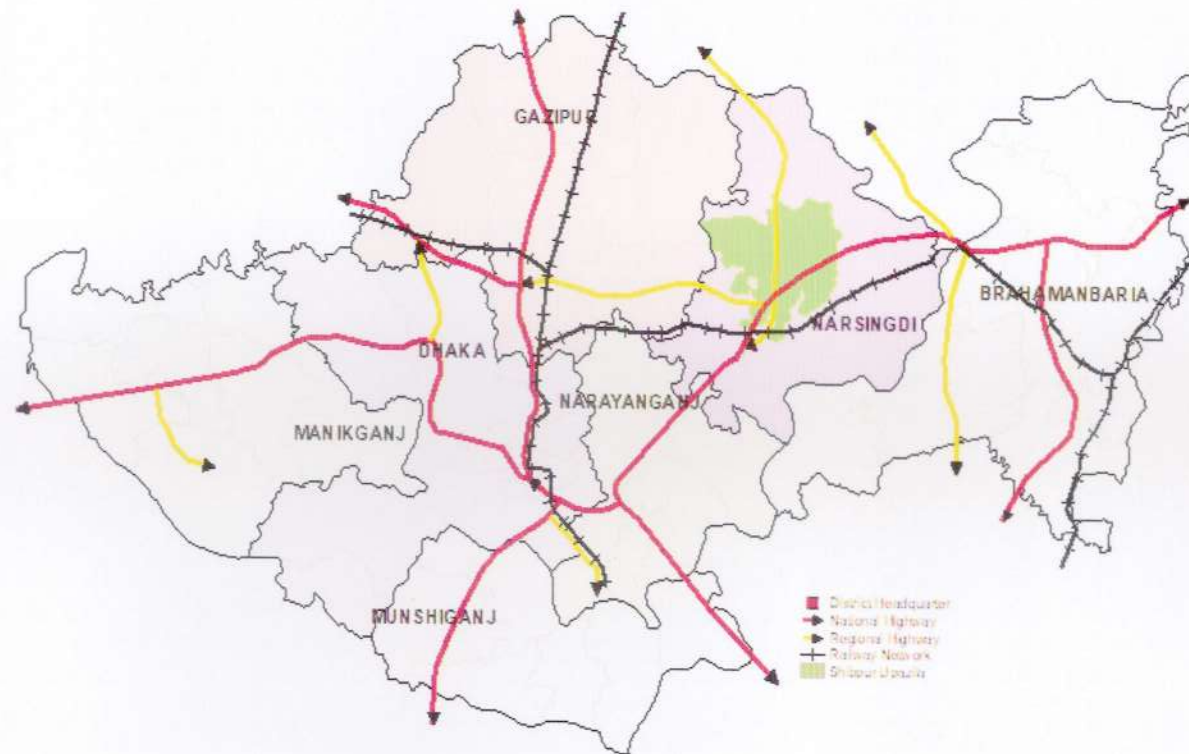
Ishwarganj Paurashava



Raipura Paurashava

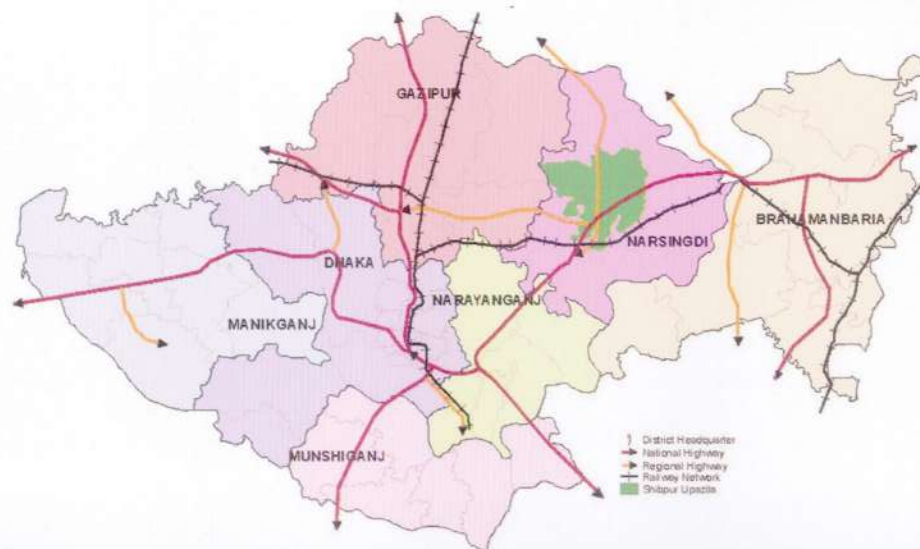


Sub-Regional Plan (20 Years)



The overall vision of the sub-regional plan is to make the selected Upazila as a livable planned and sustainable Upazila. It explains the policies drawn for development of the Paurashava and rest of the upazila area over a longer period of time (20 years). It contains a comprehensive package of social, economic and physical policies which deals in principles only with all aspects of development (urban/rural) over a given period of time. The main objectives of the Plan are:

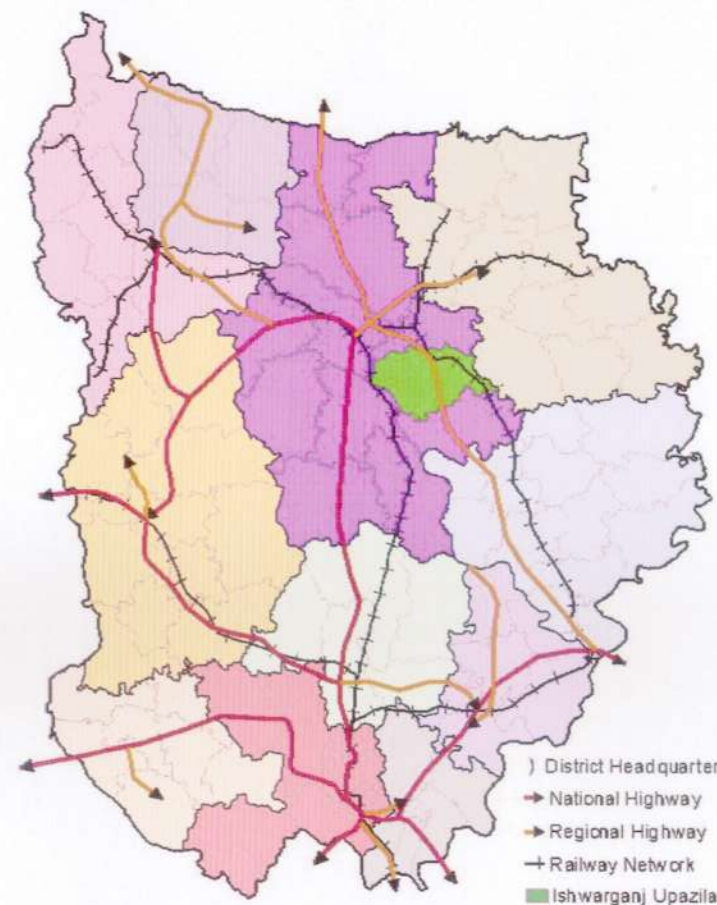
- To prepare a Sub-Regional Plan for the Upazila for 20 years according to the guidelines form: National policies, Formulated and Integrated different sectoral strategies at sub regional level;
- To formulate Conservation Plan at sub regional level;
- To formulate Development Plan; and
- To setup provision and plans for the growth of economy, employment, social, and environmental conditions.



Regional Linkage of Shibpur Upazila



Regional Linkage of Raipura Upazila



Regional Linkage of Ishwarganj Upazila

Policy 01: For the development of the selected both Upazila as a whole and also for the township (Paurashava), it is an almost necessary to have better linkage with capital city.

Plan 01: The means interactions to be activated between these two places.

- Physical linkage through rapid bus transport from Upazila to Dhaka
- Easy transportation of products from upazila to Dhaka so that the farmers and the producers benefit
- Productive resources and capitals can be borrowed from big cities like Dhaka to enhance productivity of the Upazila.
- Social and Cultural activities such as sports etc can be enhanced between them.

Plan 02: Development of linkage between District town and upazila.

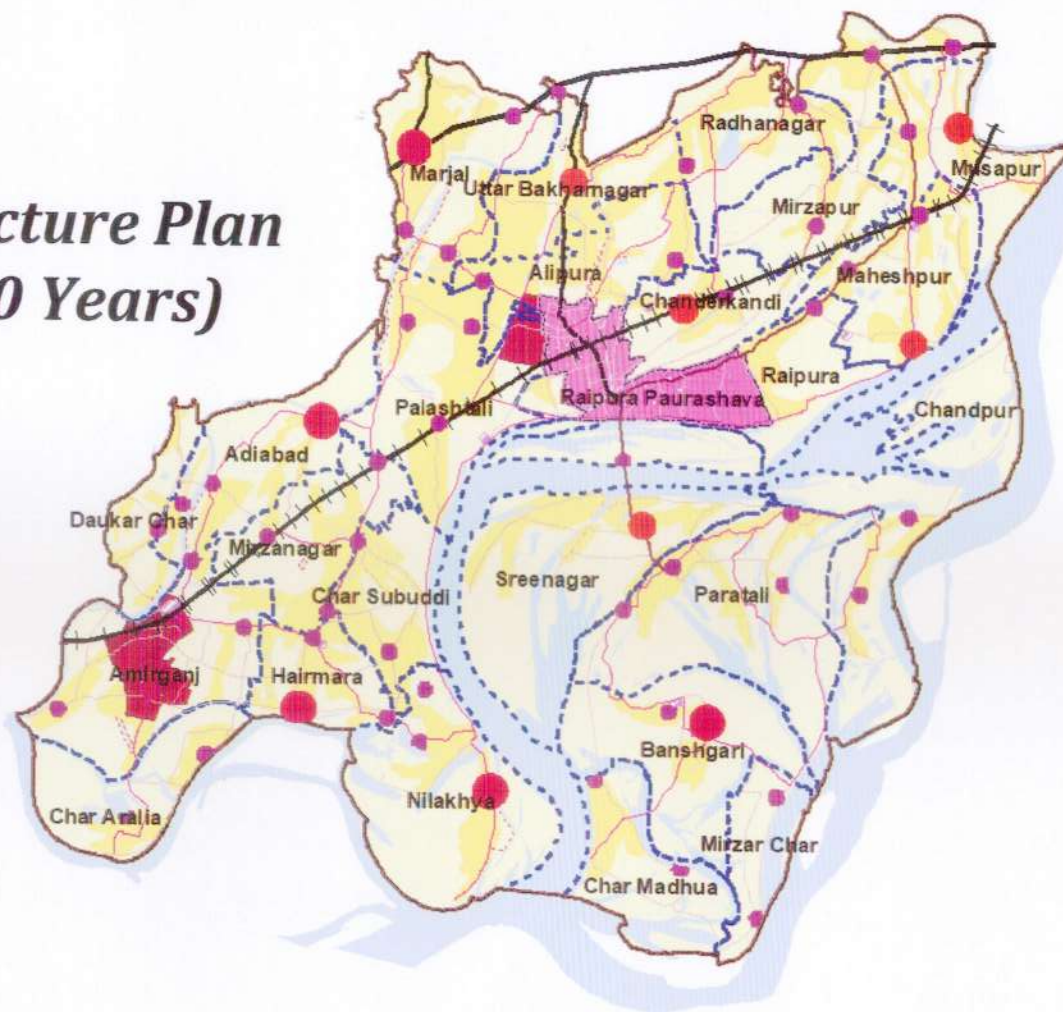
- Such Linkage can be made through more frequent visits by the people for various purposes. This enhanced mobility will help develop the growth of those upazila.
- Exchange of goods and services between these two places can enhance economic growth.
- Social mobility and cultural exchanges can also be developed through planning various programmes.

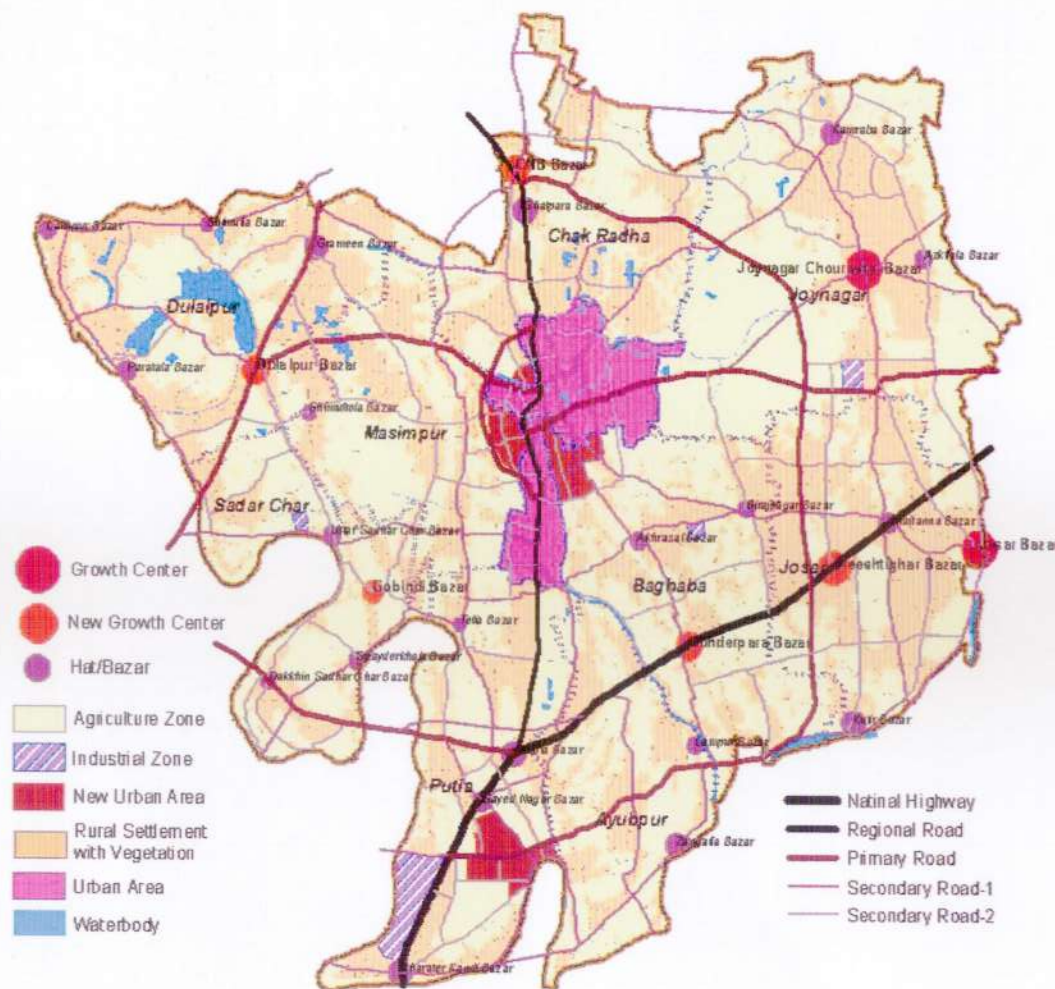
Plan 03: Besides Dhaka and respective district, Linkage can be developed between other important places such as with all Upazils of the district and important places of greater Dhaka such Narayanganj, Gazipur, Tongi and Brahman Baria

Policy 02: Taking /Reaping the advantages of Dhaka-Sylhet Highway as an economic corridor.

Plan 01: Corridor development is encouraged along the Dhaka Sylhet Highway Shibpur part. This will enhance economic development.

Structure Plan (20 Years)

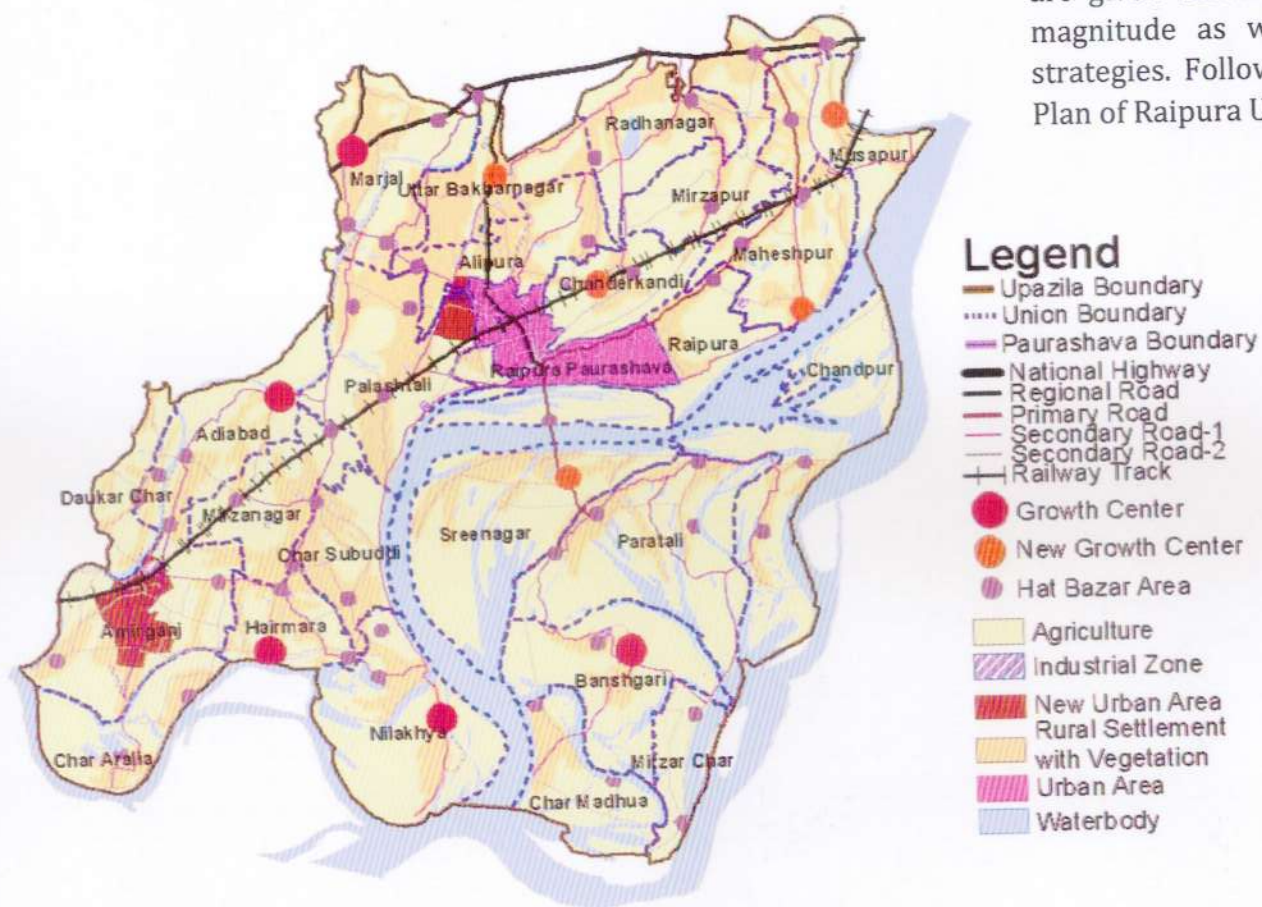




The total area of the Upazila is segregated under some broad classes that will basically guide future growth with wide aspects. Definitions of broad classes of Structure Plan are given below for conceptualizing focus of the future magnitude as well as illustration of the policies and strategies. Following table and map shows the Structure Plan of Shibpur Upazila.

Structure Plan Categories	Area (acre)	%
Agriculture Zone	25208.56	48.86
Circulation Network	530.02	1.03
Growth Center	164.06	0.32
Hat Bazar	615.92	1.19
Industrial Zone	498.66	0.97
New Growth Center	233.22	0.45
New Urban Area	878.68	1.70
Rural Settlement & Vegetation	19633.98	38.06
Urban Area	2097.24	4.07
Waterbody	1730.21	3.35
Total	51590.54	100

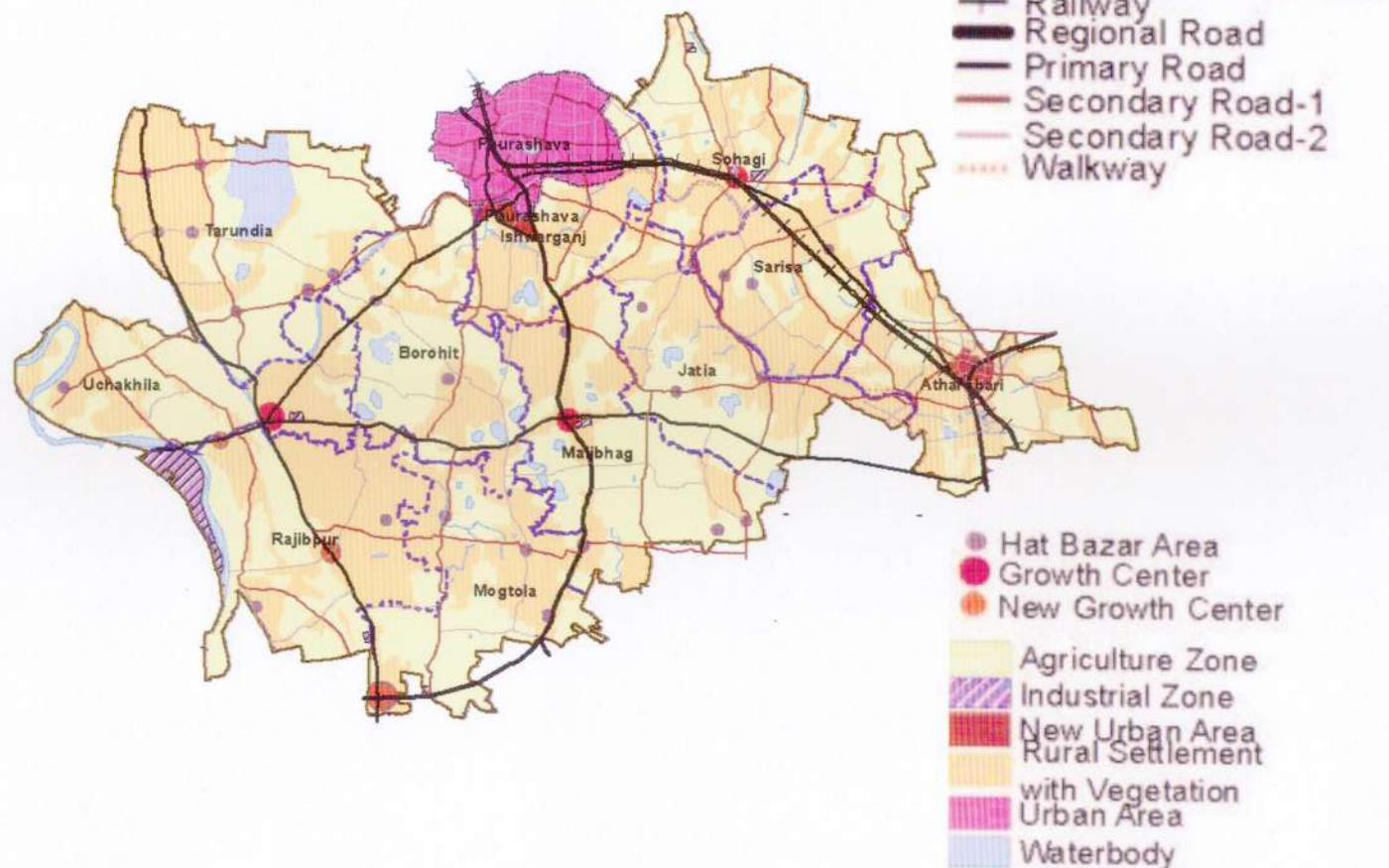
The total area of the Upazila is segregated under some broad classes that will basically guide future growth with wide aspects. Definitions of broad classes of Structure Plan are given below for conceptualizing focus of the future magnitude as well as illustration of the policies and strategies. Following table and map shows the Structure Plan of Raipura Upazila.



Structure Plan Categories	Area (acre)	%
Agriculture zone	42155.52	58.52
Circulation Network	614.25	0.85
Growth Center	306.62	0.43
Hat Bazar	743.02	1.03
Industrial Zone	83.48	0.12
New Growth Center	179.63	0.25
Urban Area	1950.58	2.71
New Urban Area	694.19	0.96
Rural Settlement & Vegetation	16781.75	23.30
Waterbody	8524.12	11.83
Total	72033.16	100.00

The total area of the Upazila is segregated under some broad classes that will basically guide future growth with wide aspects. Definitions of broad classes of Structure Plan are given below for conceptualizing focus of the future magnitude as well as illustration of the policies and strategies. Following table and map shows the Structure Plan of Ishwarganj Upazila.

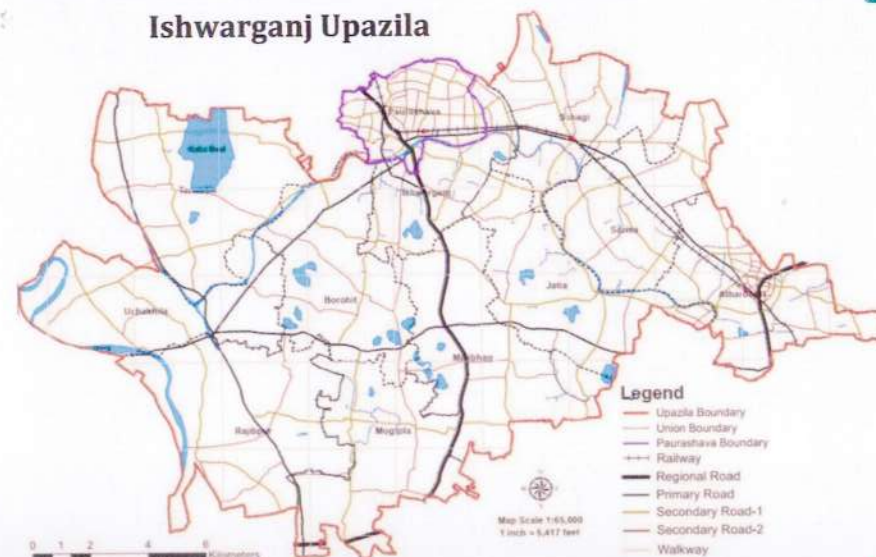
Structure Plan Categories	Area (acre)	%
Agriculture	30130.55	43.26
Circulation Network	734.44	1.05
Growth Center	225.79	0.32
Hat Bazar	455.12	0.65
Industrial Zone	595.12	0.85
New Growth Center	210.72	0.30
New Urban	437.25	0.63
Rural Settlement	30068.73	43.18
Urban Area	3034.98	4.36
Waterbody	3750.20	5.38
Total	69642.9	100.00



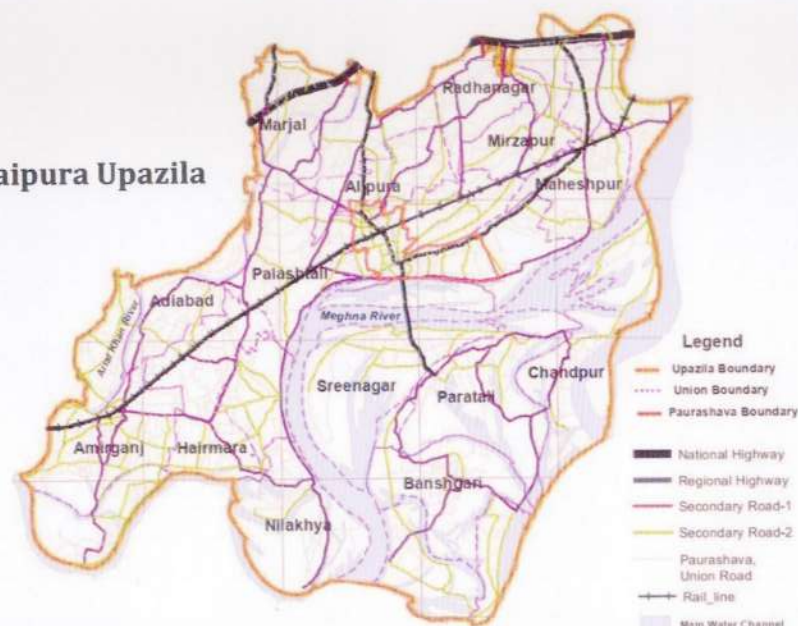
Shibpur Upazila



Ishwarganj Upazila



Raipura Upazila

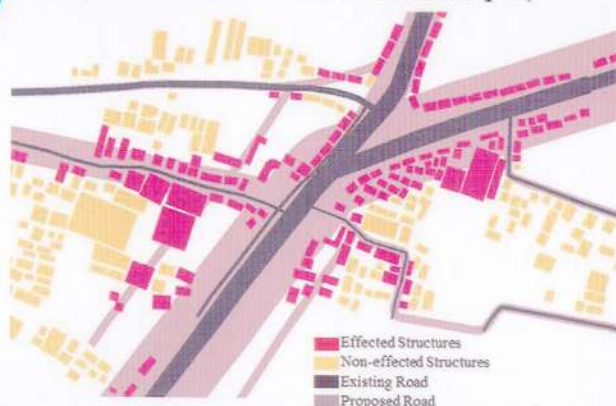


Road Hierarchy	Length (km.)
National Highway	16.69
Primary Road	71.55
Secondary Road I	232.27
Secondary Road II	12.27
Union Road	1.27
Local Road	798.10
Total	1132.17

Shibpur Upazila

Landuse	Number
Administrative	1
Agricultural	311
Commercial	1921
Community Facilities	15
Education & Research	194
Government Services	23
Health Facilities	13
Industrial	110
Mischellaneous	54
Mixed Use	82
Non-Government Organization	18
Religious	203
Residential	7271
Transportatons & Communications	15
Utility Services	10
Total	10241

Effected Structures due to Road Widening
(Itakhola Intersection Area, Shibpur)



Raipura Upazila

Landuse	Number
Agricultural	122
Commercial	2113
Community Facilities	5
Education & Research	157
Government Service	30
Health Facilities	15
Industrial	57
Mischellaneous	140
Mixed Use	162
Non-Government Organization	12
Religious Facilities	205
Residential Homestead &	7823
Transportation & Communication	12
Total	10853

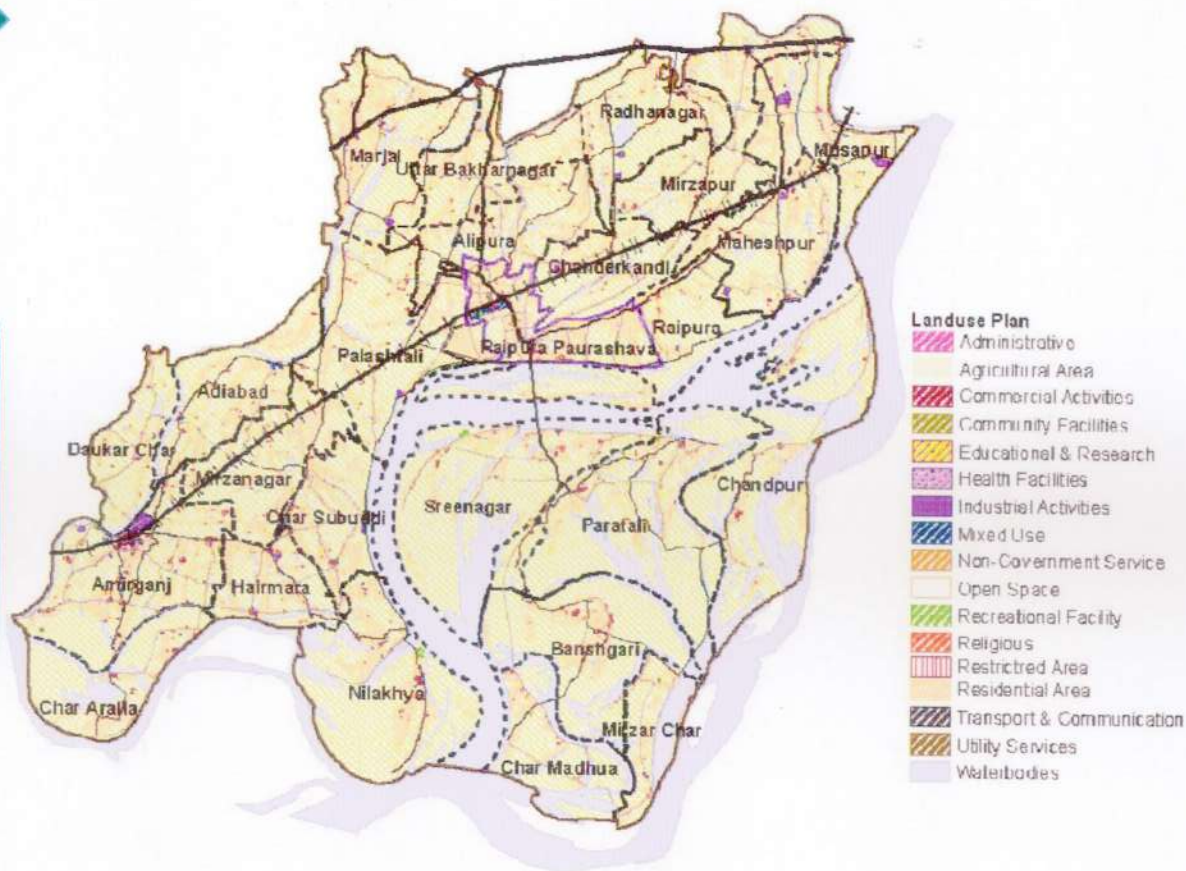
Ishwarganj Upazila

Landuse	Number
Administrative	5
Agriculture	45
Commercial Activities	2359
Community Facilities	15
Educational & Research	166
Government Office	17
Health Facilities	11
Industrial	76
Miscellaneous	30
Mixed Use	162
Non-government Office	41
Recreational Facilities	7
Religious Facilities	154
Residential & Homestead	5012
Transport & Communication	9
Total	8109

Existing and Proposed Landuse

Landuse Category	Existing Landuse		Proposed Landuse	
	Area (acre)	%	Area (acre)	%
Administrative	14.85	0.03	17.78	0.04
Agriculture	30557.65	61.81	29835.53	60.46
Circulation Network	613.12	1.24	602.87	1.22
Commercial Activities	281.15	0.57	271.74	0.55
Community and Religious Facilities	76.72	0.16	8.55	0.02
Education & Health	170.12	0.34	218.46	0.44
Industrial	217.01	0.44	552.34	1.12
Recreational and Open Space	7.5	0.02	50.09	0.10
Transport and Communication	0.6	0	7.47	0.02
Mixed Use / Others	109.84	0.22	118.77	0.24
Residential	15046.45	30.44	15313.6	31.03
Utility & Waste Management	0.92	0	21.75	0.04
Water Body	2340.71	4.73	2327.43	4.72
Total	49346.37	100	49346.37	100.00



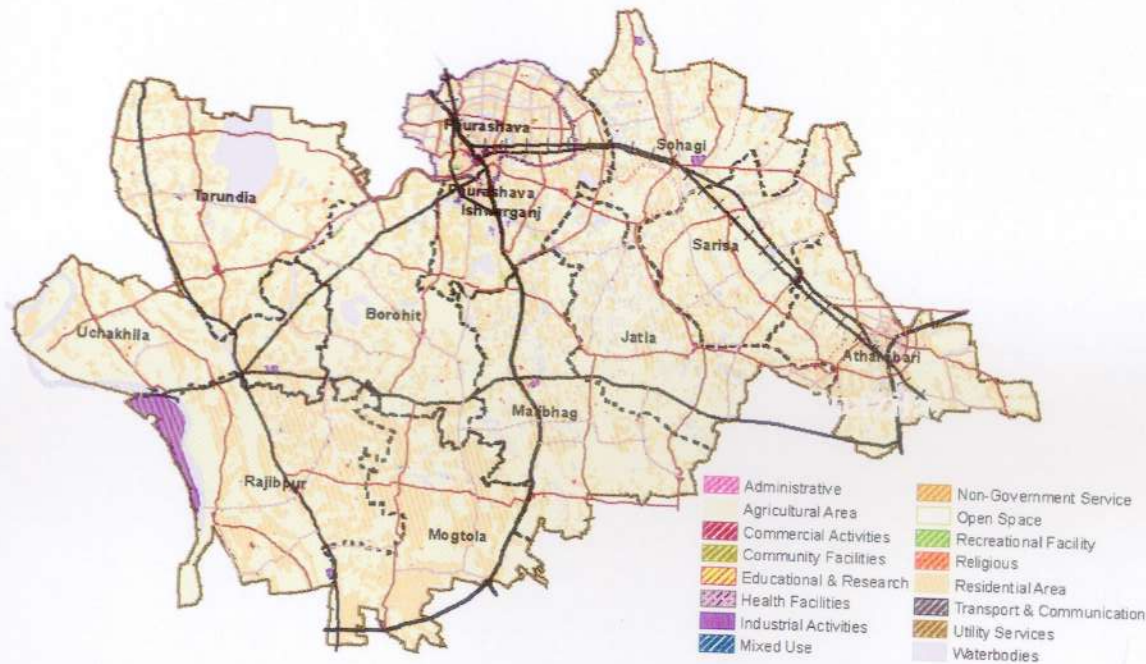


Existing and Proposed Landuse

Landuse Category	Existing Landuse		Proposed Landuse	
	Area (acre)	%	Area (acre)	%
Agriculture	45994.45	204.46	44967.59	52.82
Circulation Network	732.67	3.26	2309.83	2.71
Commercial Activity	242.72	1.08	223.23	0.26
Community Facility	0.92	0.00	22.64	0.03
Education & Research	180.68	0.80	196.97	0.23
Government Service	16.01	0.07	20.29	0.02
Health Facility	10.93	0.05	34.50	0.04
Industry	53.73	0.24	232.25	0.27
Miscellaneous	7.98	0.04	7.19	0.01
Mixed use	103.77	0.46	115.92	0.14
NGO	1.65	0.00	1.45	0.00
Open Space	63.19	0.07	82.82	0.10
Recreational Facility	0.54	0.00	42.25	0.05
Religious Activity	91.44	0.11	84.50	0.10
Residential	15396.60	18.03	14320.59	16.82
Restricted Area	0.00	0.00	0.21	0.00
Transportation & Communication	2.23	0.00	19.13	0.02
Utility Service	0.00	0.00	19.29	0.02
Waterbody	22495.54	26.34	22439.98	26.36
Total	85395.05	100.00	85140.64	100.00

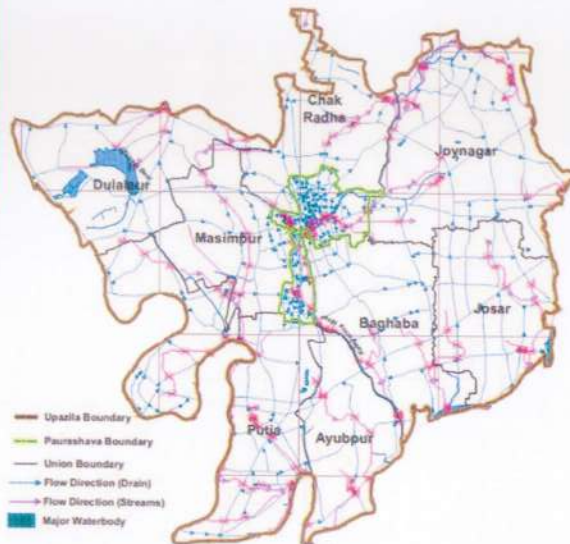
Existing and Proposed Landuse

Landuse Category	Existing Landuse		Proposed Landuse	
	Area (acre)	%	Area (acre)	%
Administrative	33.03	0.05	46.64	0.07
Agriculture Land	48617.67	69.65	46694.47	67.07
Circulation Network	741.18	1.06	2545.73	3.66
Commercial Activity	254.66	0.36	241.21	0.35
Community Facility	5.21	0.01	20.45	0.03
Educational & Research	147.53	0.21	156.25	0.22
Health Facilities	7.34	0.01	16.58	0.02
Industrial	36.68	0.05	591.33	0.85
Mixed Use	29.32	0.04	33.32	0.05
Non Government Service	3.59	0.01	3.12	0.00
Open Speace	25.11	0.04	30.64	0.04
Recreational Facilities	3.44	0.00	38.10	0.05
Religious	62.70	0.09	56.61	0.08
Residential	15149.16	21.70	14694.46	21.11
Transport & Communication	1.74	0.00	10.31	0.01
Utility Service	38.60	0.06	17.23	0.02
Waterbody	4647.09	6.66	4428.08	6.36
Total	69804.05	100.00	69624.54	100.0



- Drains are proposed along major road types.
- Culvert/Bridge locations that have been identified based on the streamlines are tentative locations.
- Culvert/Bridge locations should be used as drainage outlets for ease of control and management.
- Proposed drains are shown with a single line along the roads and with tentative directions. Based on field requirements, these drains may be constructed on both sided or on one side of the road.
- To ensure slope, alignment, locations of road crossings and to facilitate detailed design of sections, route survey should be conducted before any drains are constructed.
- Minimum land filling levels where applicable, are shown in this study. A freeboard should be added to this elevation, which is not necessarily subject to regulations.
- The plan suggest to preserve most of these water bodies for two purposes, first, to serve as source of water, second to serve as water retention area during monsoon. The ponds with an area equal to or more than .25 acres proposed for preserving water as retention pond.

Shibpur Upazila



Raipura Upazila



Ishwarganj Upazila



To mitigate the impact of a major earthquake in the concerned upazila a contingency Plan has been prepared. The sector wise actions in the contingency planning has been given below with their physical approach.

Sectors	Actions	Physical Planning
Health	Preparedness planning for Community Clinic	Location of Clinic (Existing and Proposed)
	Arrangement of Medicare	Area of the Clinic
	Mobilization of doctors and medical teams	Connectivity with the Clinic
Food Security Cluster	Supply and distribution of Food and relief	Location of Godown and Food Storage
		Connectivity
Shelter	Identification of Shelter Place	Location of Open Space and Safe Govt. Institution, multipurpose of Govt. School College
	Identification of the people needing shelter in camps	Proximity of this place
WASH	Restoration of water supply and drainage	Connectivity
	Sanitation	Identification of water hydrant and reservoir
Logistics	Vulnerability Assessment	Water Supply and Utility Line proposal
	Risk Assessment	Connectivity
	Accommodations facilities for humanitarian workers (tents)	Accessibility to the vulnerable locations
Fire Service	Preparedness planning for Fire Service	Location of Fire Service Station
	Sufficient Facility Building	Fire Service Route Planning
		Source of water
Child Protection	Family training	
	Coordinate with other sectors	
Early Recovery	Governance	
	Debris Management	Waste Disposal Site locations

Shibpur Paurashava



Raipura Paurashava



Ishwarganj Paurashava



Resources

- Locality
- Administration
- Education & Research
- Fire Service
- Government Services
- Health Facilities
- Open Space
- Water Hydrant

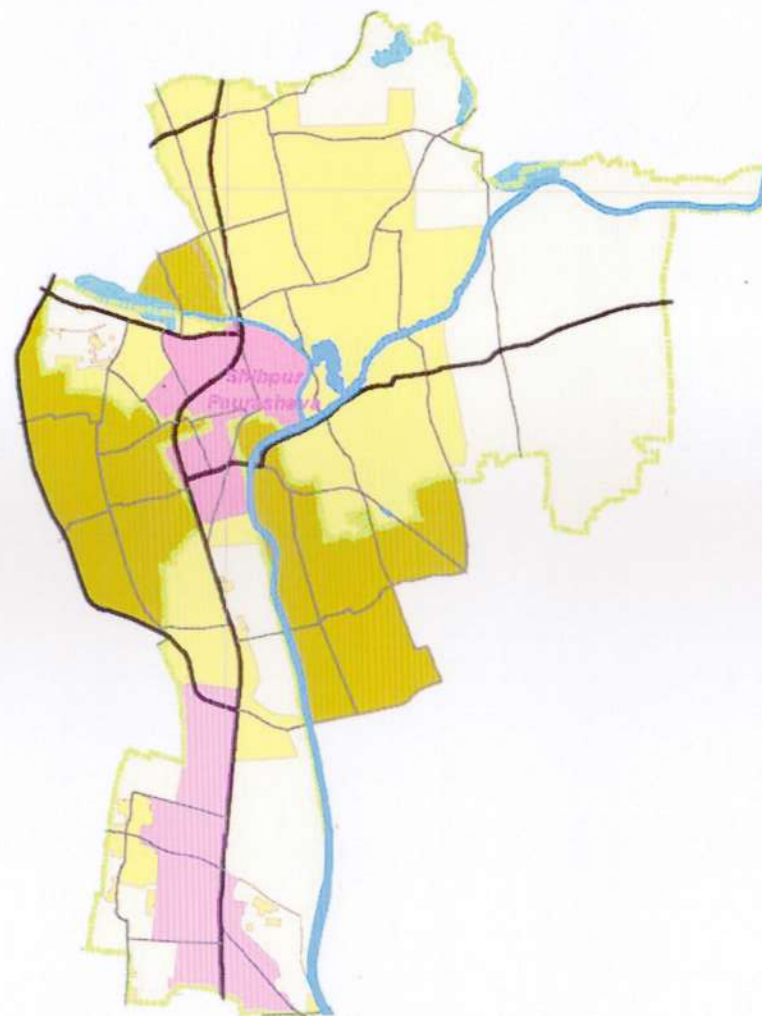
Risky Structures

- Highly Risky
- Less Risky
- Moderately Risky
- Risky Zone

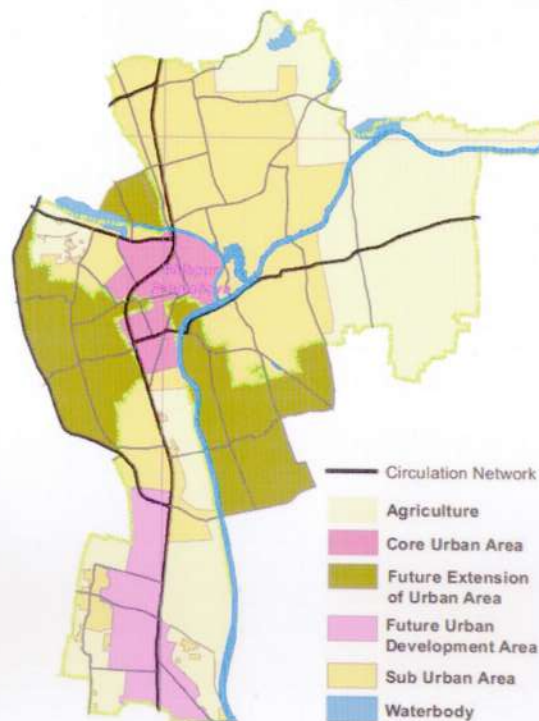
Legend

- Administration
- Government Service
- Education & Research Facilities
- Health Facilities
- Fire Service
- Upazila Boundary
- Union Boundary
- Paurashava Boundary
- Regional Road
- Primary Road
- Secondary Road-1
- Secondary Road-2
- Paurashava Road
- Highly Risky Structure
- Moderately Risky Structure
- Less Risky Structure
- Open Space
- Risk Zone
- Major Waterbody

Urban Area Plan (10 Years)

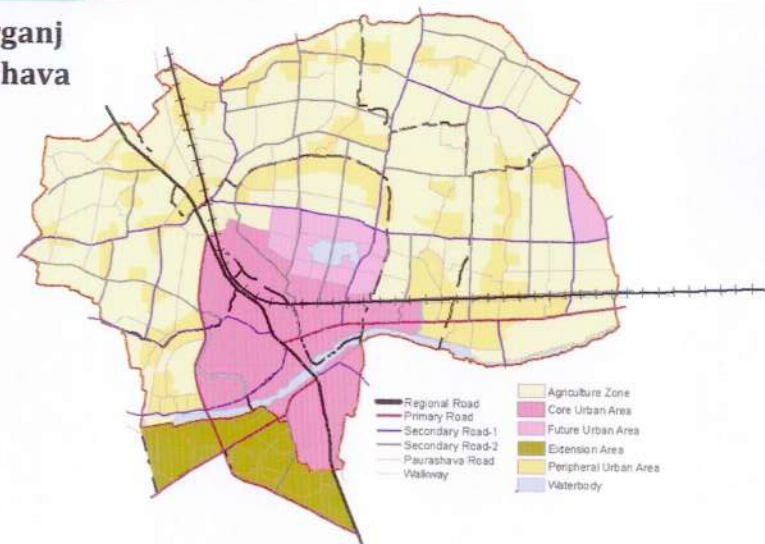


Shibpur Paurashava



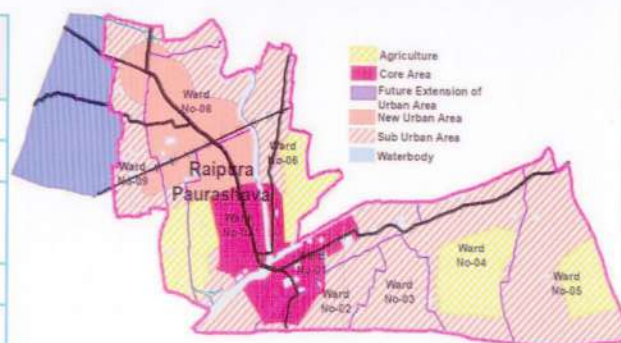
Zoning	Area (Acre)	%
Agriculture	880.35	31.88
Core Area	144.57	5.23
Future Extension Urban	607.58	22.00
Future Urban	234.95	8.51
Sub Urban	894.23	32.38
Total	2761.68	100

Ishwarganj Paurashava



Zoning	Area (Acre)	%
Agriculture	1578.78	50.29
Circulation Network	224.59	7.13
Core Area	344.27	10.94
Future Extension Urban	212.06	6.74
Future Urban	580.3	18.43
Water Body	203.59	6.47
Total	3152.60	100.00

Raipura Paurashava



Zoning	Area (Acre)	%
Agriculture	449.85	19.24
Core Area	242.08	10.35
Future Extension Urban	298.25	12.75
Future Urban	286.42	12.25
Sub Urban	1111.54	47.53
Total	2338.55	100.00

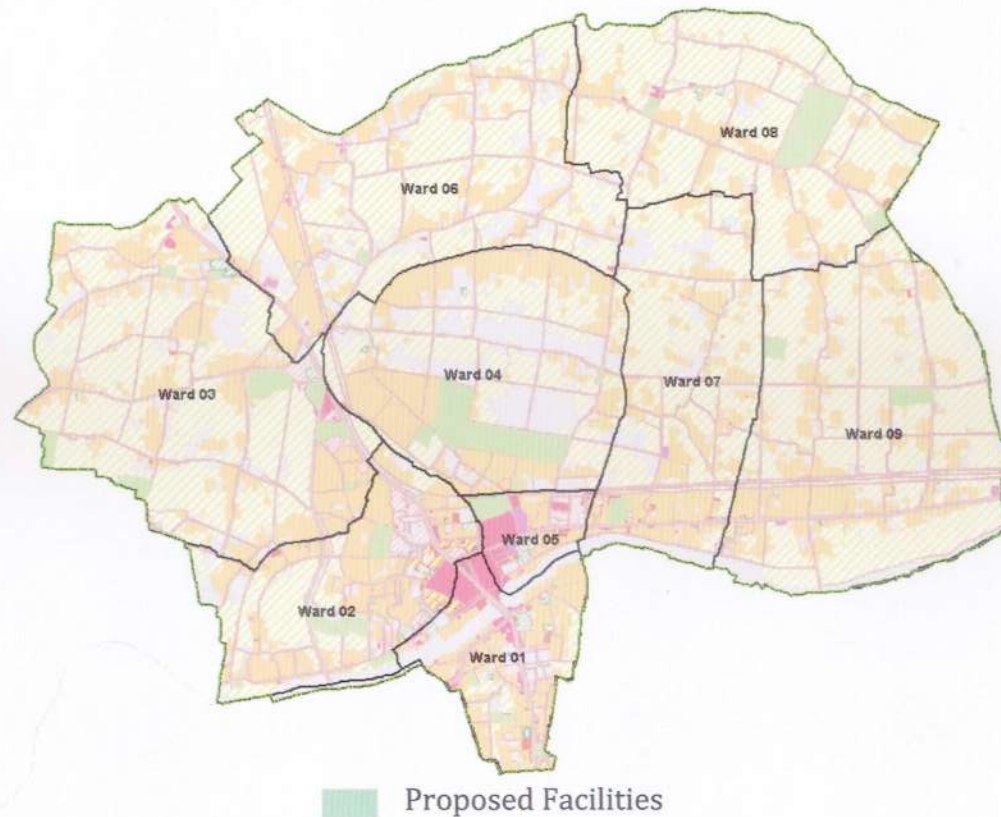


Proposed Facilities

Name	Area	Ward
Bus Terminal	2.62	Ward no-02
Cattle Hut	0.49	Ward no-08
Central Park	13.40	Ward no-06
Clinic	0.37	Ward no-03
Cold Storage	0.82	Ward no-02, 03
Fish Processing Zone	3.13	Ward no-08
Future Government Office	6.57	Ward no-01
Government College	2.27	Ward no-01
Graveyard	2.80	Ward no-04
Hospital cum Medical College	10.97	Ward no-01
Kitchen Market	0.43	Ward no-01
Masjid Complex	1.46	Ward no-03
Park	3.57	Ward no-07,04
Passenger Shed	0.26	Ward no-07
Paura Bhaban	0.96	Ward no-02
Paura Market	2.18	Ward no-02
Playground	1.26	Ward no-07
Public Toilet	0.27	Ward no-03
Recreational Park	2.22	Ward no-02
Refueling Station	0.46	Ward no-03
Shamshan Ghat	0.79	Ward no-08
Shopping Complex	1.81	Ward no-01,04
Stadium	7.18	Ward no-01
Tempoo Stand	1.11	Ward no-09
Training Center	0.77	Ward no-02
Vocational Training Institute	1.40	Ward no-01
Waste Transfer Station	0.35	Ward no-05
Water Treatment Plant	0.77	Ward no-02
Total	70.69	

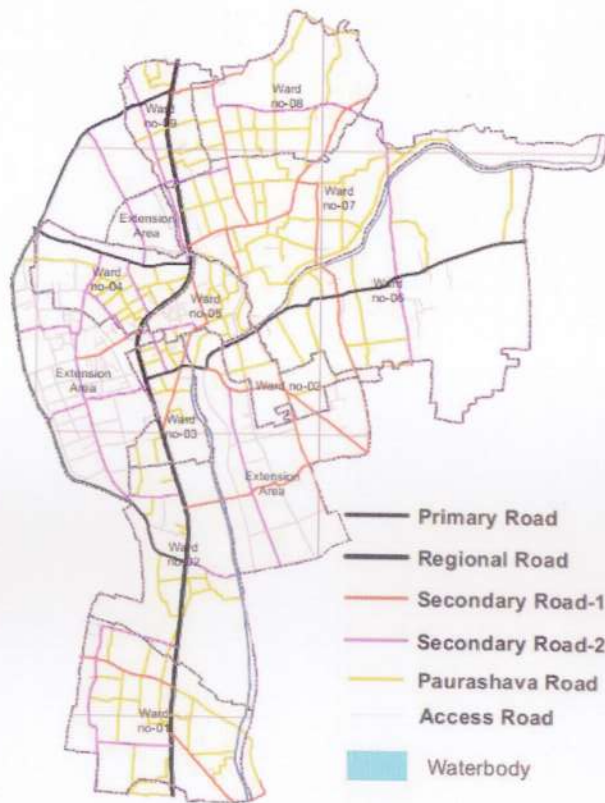


Name	Area	Ward No
Book Godown	0.25	6
Cold Storage	0.13	8
Neighborhood Market	0.85	9
Kitchen Market	0.07	9
Pauro Market	2.75	1
Day Care Center	0.74	9
Graveyard	2.03	4
Masjid Complex	0.85	8
Mondir Complex	0.42	4
Multi-Purpose Hall	0.19	8
Youth Center	1.57	8
Community Clinic	1.24	7
Public Library	1.92	1
Primary School	5.01	8
Bus Terminal	0.91	8
CNG/Tempo Stand	0.93	9,7
Night Soil Treatment Plant	1.45	4
Slaughter House	0.3	1
Waste Transfer Station	0.15	8
Waste Disposal Station	3.45	5
Water Treatment Plant	2.10	2
Water head Tank	0.03	6
Total	27.34	



Name	Area	Ward
Auditorium	0.35	02
Future Government Offices	7.37	02,03
Cold Storage	0.64	07
Fish Market	0.71	03
Godown	1.06	01
Kitchen Market	1.14	04,01
Neighborhood Market	2.40	06,08
Pauro Market	2.16	07
Shopping Complex	0.27	03
Wholesale Market	0.93	01
Central Graveyard	2.74	08
Cultural Center	0.69	03
Day Care Center	0.22	02
Islamic Cultural Center	0.49	02
Masjid Complex	0.73	02
Shelter Center	0.59	01
Stadium	4.01	03
IT Training Center	0.28	03
Public Library	0.35	01
Playground cum Eidgah	4.82	05
Central Park	6.34	02
Park	1.62	03 ,04
Bus Terminal	2.28	03
CNG/Auto Stand	0.18	02
Electric Substation	0.61	02
Rain Water Hervesting	2.84	09
Sludge Treatment Plant	2.80	03
Solar panel	1.81	04
Waste Disposal Site	3.28	03
Waste Transfer Station	0.17	02
Overhead Tank	0.02	05

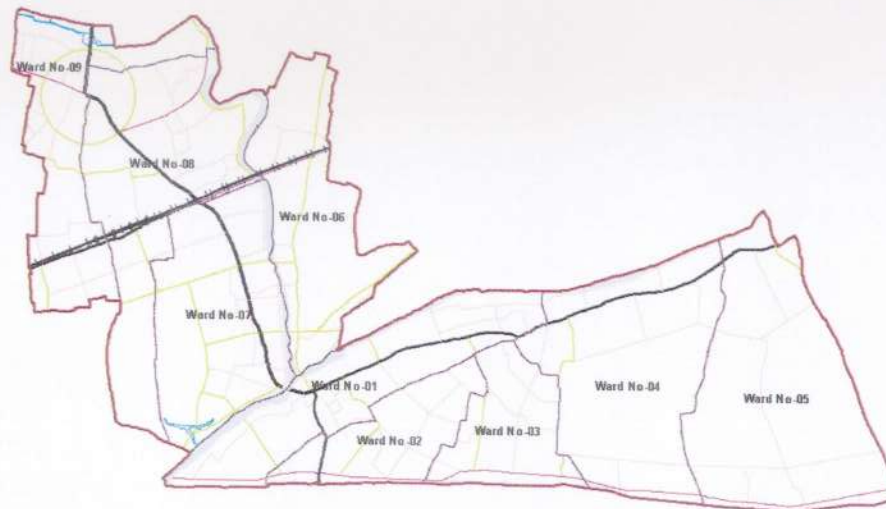
Shibpur Paurashava



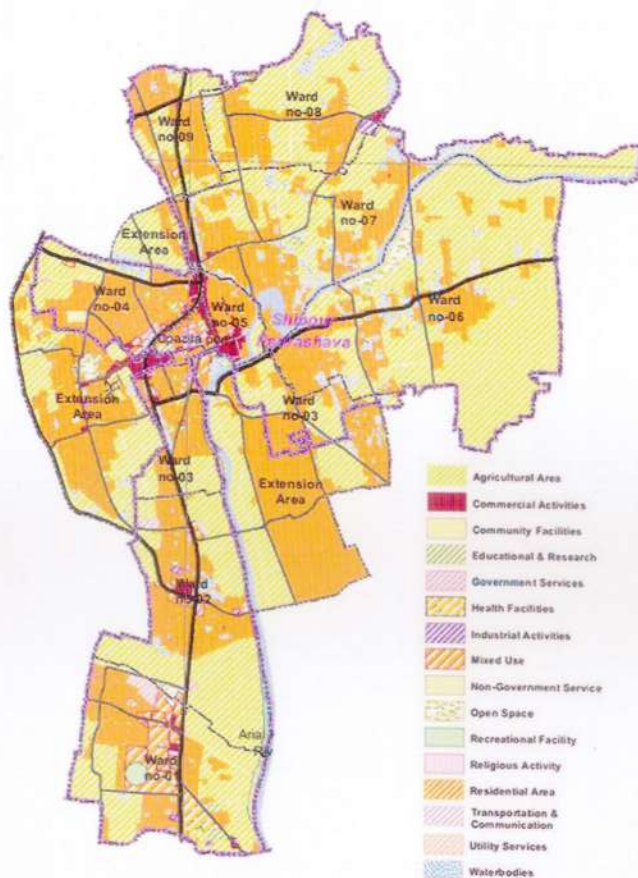
Ishwarganj Paurashava



Raipura Paurashava

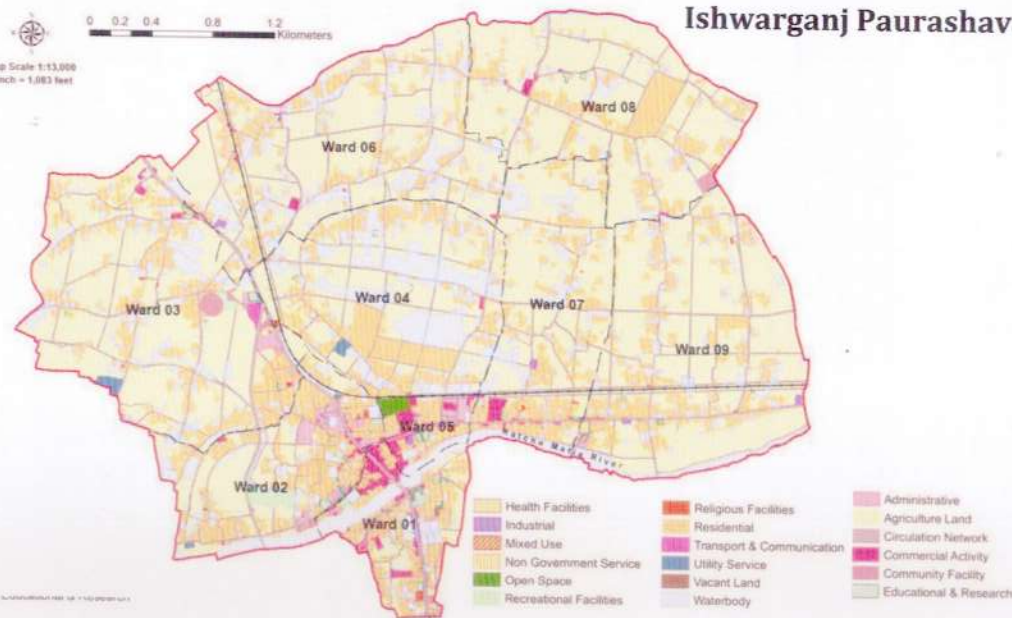


Shibpur Paurashava



Map Scale 1:13,000
1 inch = 1,083 feet

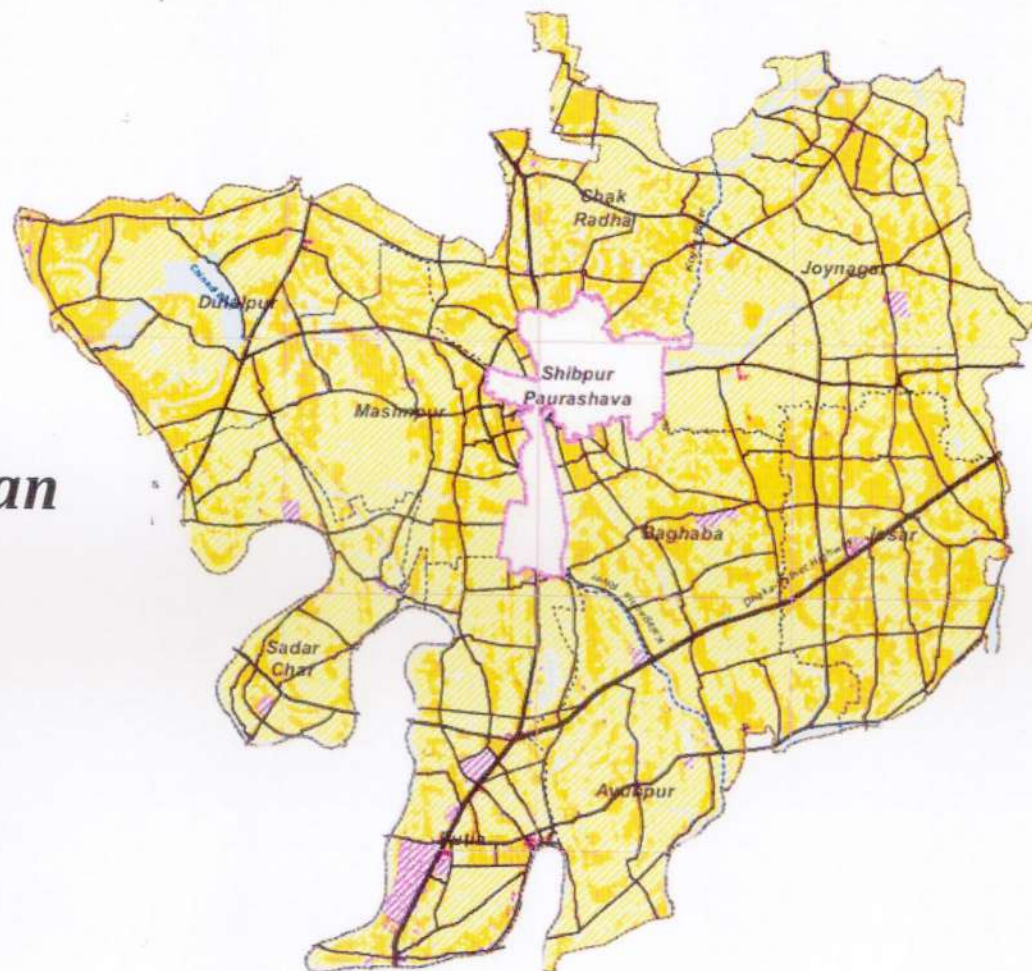
Ishwarganj Paurashava



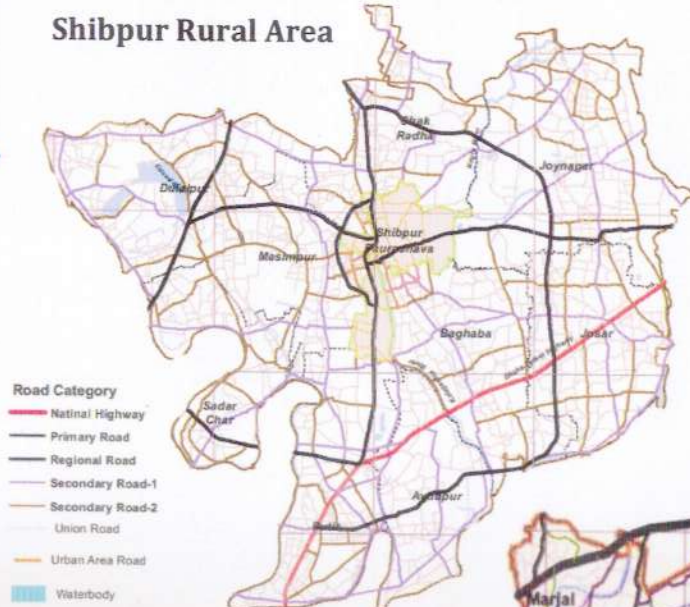
Raipura Paurashava



Rural Area Plan (10 Years)



Shibpur Rural Area



Ishwarganj Rural Area

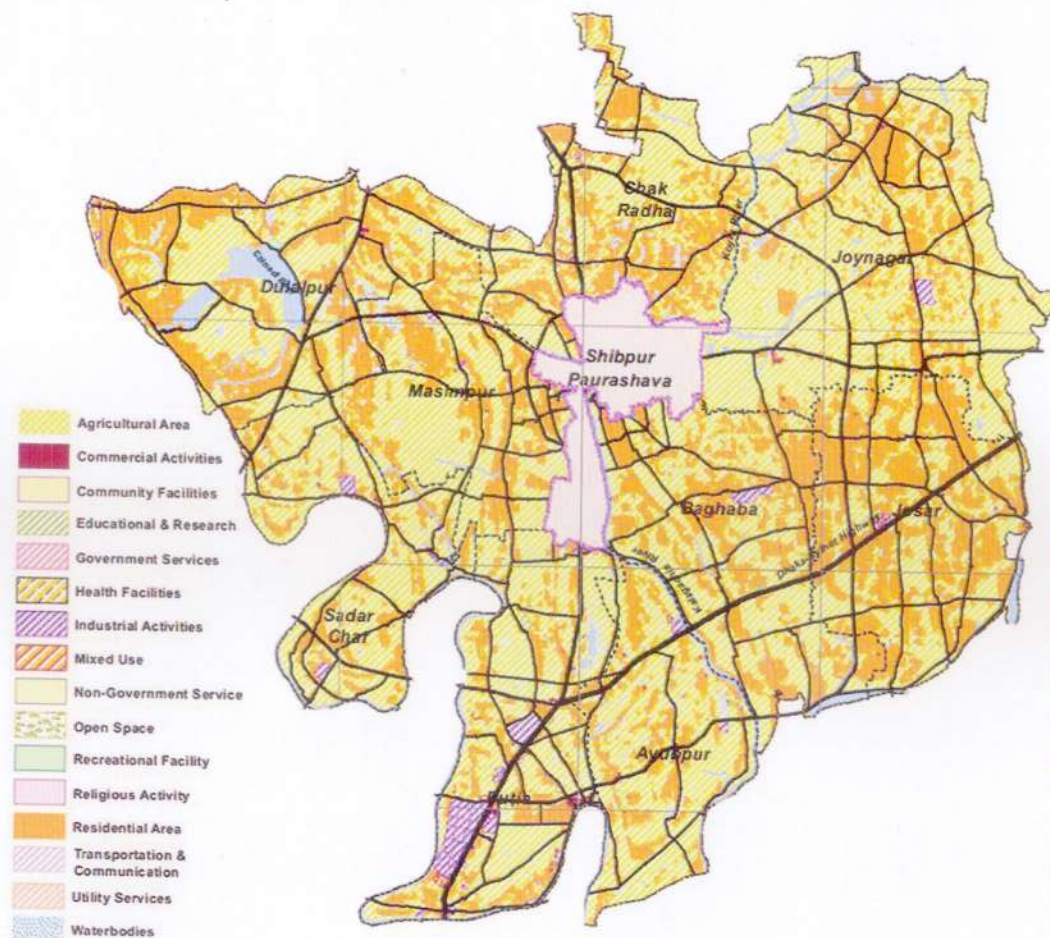


Raipura Rural Area



Existing and Proposed Rural Road

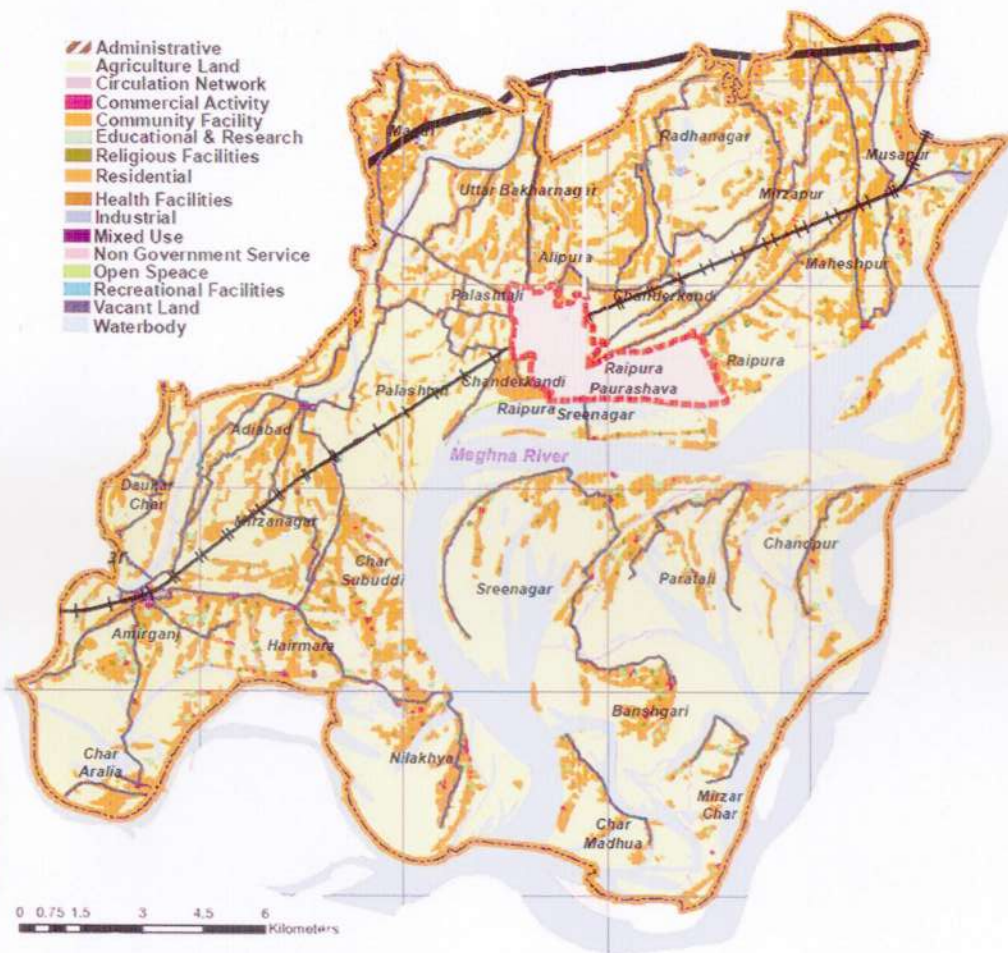
Upazila	Existing Road (Km)	Proposed Road (km)
Shibpur	882.56	1065.23
Raipura	780.38	986.67
Ishwarganj	1006.05	1154.75



In Rural Area, agriculture is dominating form of land use (about 61.92%) followed by rural settlement (about 31.17%). Water body mainly consist of river, pond, canal, ditch which covers about 2290.32 acres of land. The following table illustrates the existing and proposed land use of the anticipated Rural Area for the year 2033. The Rural Area Plan has been divided into 5 landuse categories.

Existing and Proposed Landuse of Rural Area

Land use	Existing Land use		Proposed Land use	
	Area (acre)	%	Area (acre)	%
Agriculture	30610.78	61.92	28,972.25	58.60
Circulation Network	617.06	1.25	2188.83	4.43
Growth Center & Hat Bazars	248.66	0.50	819.3	1.66
Rural Settlement	15,409.36	31.17	15,170.40	30.69
Water Body	2290.32	4.63	2286.02	4.62
Total	49436.80	100	49436.8	100



In Rural Area, there is dominance of agriculture lands (about 64.90%) of the total areas followed by rural settlement (about 20.78%). Water body mainly consist of river, pond, canal, ditch etc. which covers about 9255.98 acres of land. About 62.68% (43838 acres) of the total land use has been proposed as agriculture land which is followed by rural settlement which is about 19.23% (13450.23 acres). About 2.99% of the area has been proposed as Circulation Network, 1.87 % of area for Growth Center and Hat Bazars and 13.23 % of area for water body.

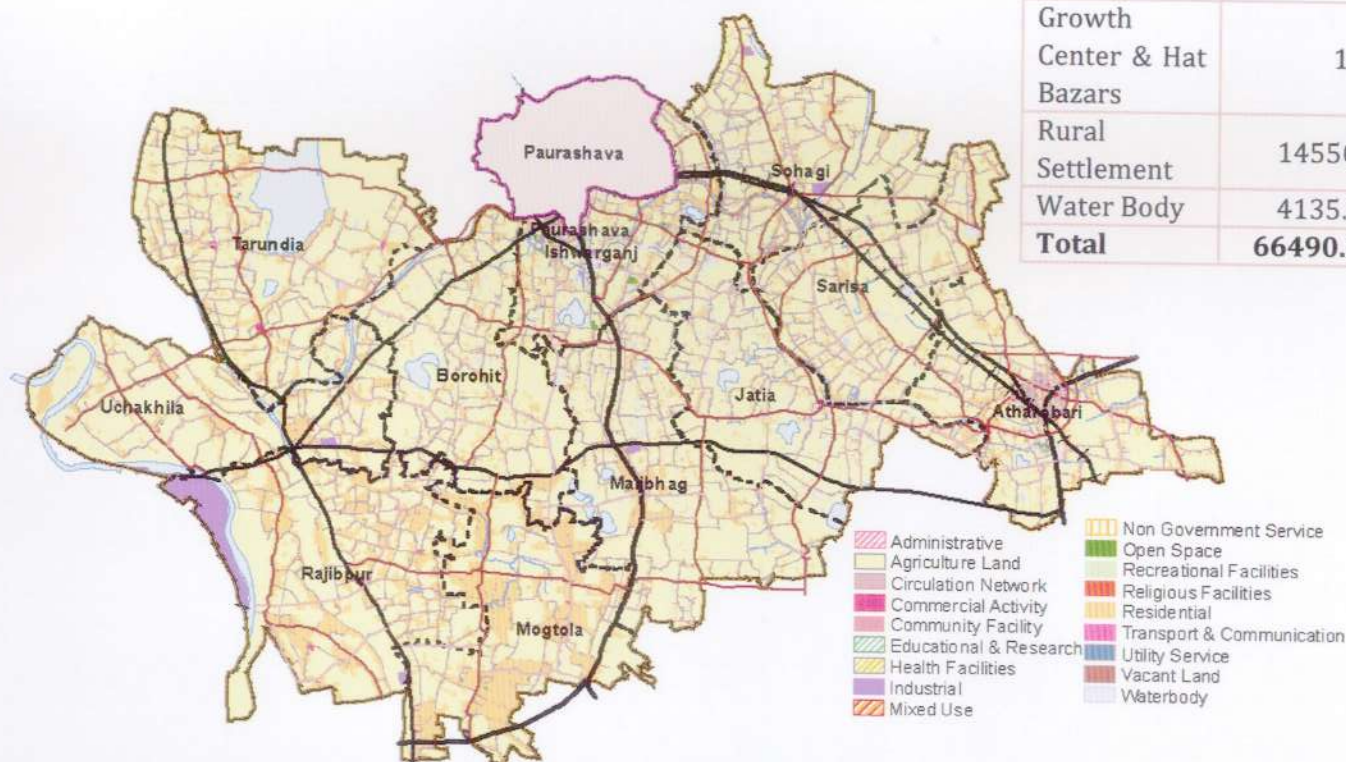
Existing and Proposed Landuse of Rural Area

Land use	Existing Land use		Proposed Land use	
	Area (acre)	%	Area (acre)	%
Agriculture	45390.61	64.90	43838.59	62.68
Circulation Network	543.46	0.78	2088.42	2.99
Growth Center & Hat Bazars	221.71	0.32	1309.88	1.87
Rural Settlement	14531.34	20.78	13450.23	19.23
Water Body	9255.98	13.23	9255.98	13.23
Total	69943.1	100.00	69943.1	100.00

In Rural Area, agriculture is dominating form of land use (about 70.60%) followed by rural settlement (about 21.88%). Water body mainly consist of river, pond, canal, ditch which covers about 4135.41 acres of land. The following table illustrates the existing and proposed land use of the anticipated Rural Area for the year 2033. The Rural Area Plan has been divided into 5 landuse categories.

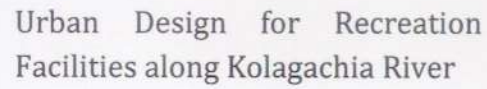
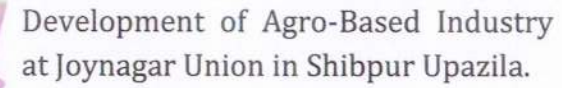
Existing and Proposed Landuse of Rural Area

Land use	Existing Land use		Proposed Land use	
	Area (acre)	%	Area (acre)	%
Agriculture	46939.67	70.60	45165.28	67.93
Circulation Network	676.04	1.02	2297.9	3.46
Growth Center & Hat Bazars	189	0.28	779.02	1.17
Rural Settlement	14550.2	21.88	14112.72	21.23
Water Body	4135.09	6.22	4135.09	6.22
Total	66490.00	100.00	66490.00	100



Action Area Plan (5 Years)





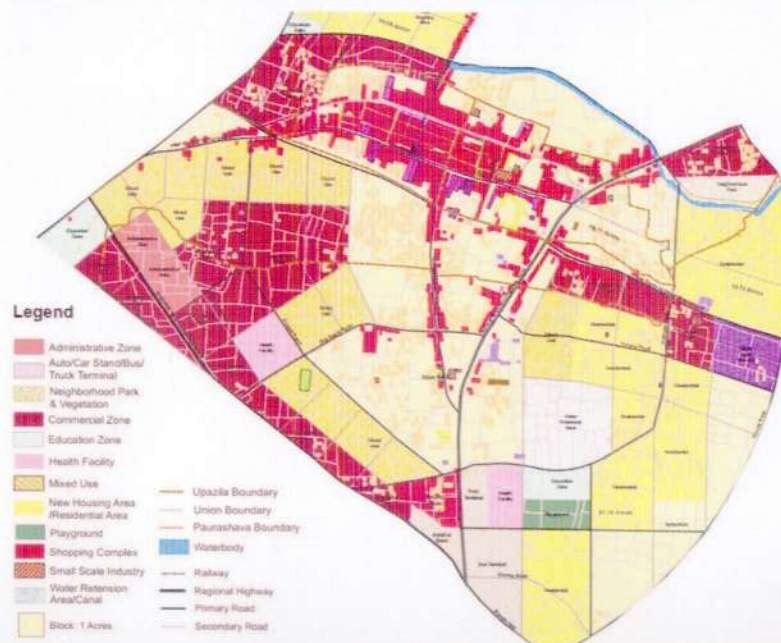
Development of Chinadi Beel as Recreational Zone at Dulalpur Union.



Development of Growth Center at Matur Nagar at Musapur Union.

Development of Youth Center at Shrirampur Uttar Para at Ward No 08

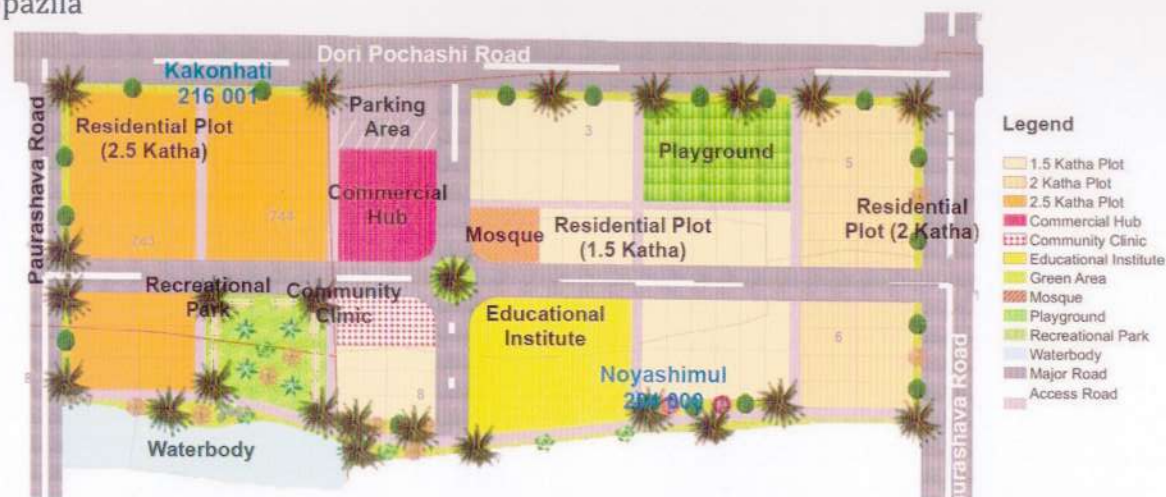




Development of New Urban Area at Atharobari Union of Ishwarganj Upazila



Development of Cultural Center at ward no 03



Development of Resettlement Zone at ward 9 in Iswharganj Paurashava

Photo Gallery



Agreement Signing



Reconnaissance Survey



Inception Meeting



Preparation of Development Plan for Fourteen Upazilas



Boudha Padha Mandir Bitra (Shibpur Upazila)



Sonai Muri Tek (Shibpur Upazila)



Chauki Adalat (Ishwarganj Upazila)



Chinardi Beel

Resources of the Study Area



Kalagachia River

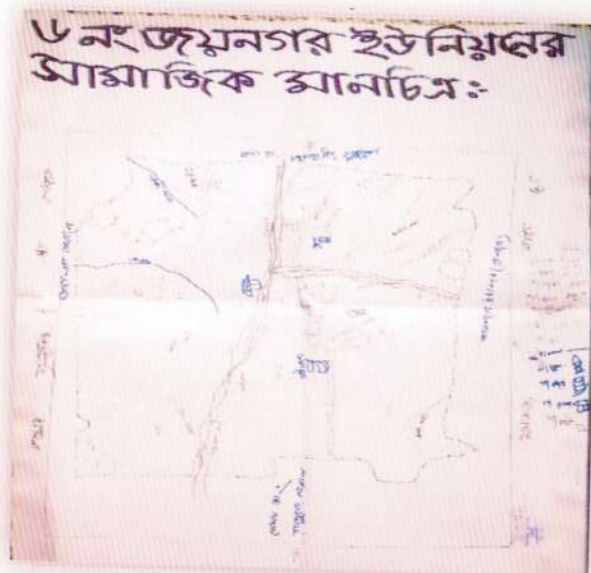


Rail Tracks Along Raipura



Field Check

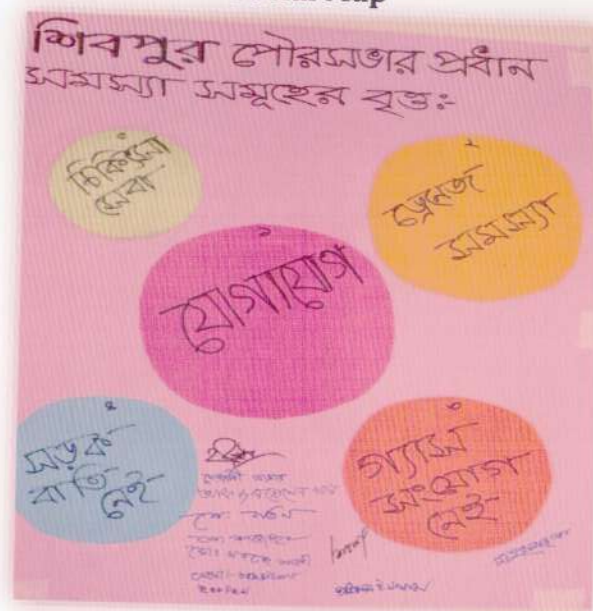




Social Map



Agricultural Survey



Ven Diagram



Industrial Survey



Geological Survey



BM Pillars



Digitization by Digital Photogrammetry



Photogrammetrist Extracting Features in DPW



TMC Meeting



Consultation with Union Parishad Chairman

Preparation of Development Plan for Fourteen Upazilas



Workshop on Draft Plan

Preparation of Development Plan for Fourteen Upazilas



Development Fair (Shibpur Upazila)



Public Hearing on Draft Plan



TMC Meeting on Final Plan



Preparation of Development Plan for Fourteen Upazilas

Preparation of
Development Plan for
Fourteen Upazilas
(2013- 2033)
Pakage-2



SCPL

Sheltech Consultants and (Pvt.) Ltd.



Arc Bangladesh Ltd.